

# NMHOA Across America

[www.nmhoa.org](http://www.nmhoa.org)

Spring 2015 Edition

206.851.6385



## Message from NMHOA President, Tim Sheahan

I want to thank our staff and volunteer leaders for our expanded outreach thus far in 2015. In the past few months alone, we've held meetings with home owners from Idaho to Virginia, New York to Arizona and other areas as well.

In March, I personally made two trips to Arizona and visited 16 Equity Lifestyle Properties (ELS) and Cal-Am corporate-owned communities. With a high percentage of "snowbird" seasonal residents of the communities, Arizona has a wide range of types of communities, from no-frills communities to some of the largest and nicest resort communities in the Country. For instance, there are several combination RV and mobile/manufactured home communities, some with more than 3,000 home sites and a broad range of amenities.



*NMHOA President, Tim Sheahan, speaks to homeowners of Desert Skies MHC in Phoenix, AZ*

I had the pleasure of addressing the Board of **Arizona Association of Manufactured Homes and RV Owners (AAMHO)** and sincerely appreciate being escorted by AAMHO District 3 Manager, DeAnna Mireau, to several ELS communities. We spoke at home owner meetings in Desert Skies, Casa del Sol West, Central Park Village and Sunrise Heights communities, as well as meeting with residents of Viewpoint Golf Resort, Monte Vista Village and The Highlands At Brentwood. Rent levels were the most common concern, along with maintenance issues in several of the communities.

I also spoke at Rancho Mesa, an ELS community in El Cajon, CA and met with three ELS upper management officials who were visiting

Meadowbrook, an ELS community in Santee, CA. I sensed a new and more cooperative tone from the three ELS representatives and hope the meeting will translate into a more positive working relationship between management and home owners in ELS communities. Time will tell...



*AAMHO District 3 Manager, DeAnna Mireau, speaks to homeowners of Casa del Sol MHC in Peoria, AZ*

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## **From Where I Sit**

### **NMHOA Executive Director, Ishbel Dickens**

Perhaps a more appropriate title for my *NMHOA Across America* column would be “From Where I Stand”! I certainly have not been doing too much sitting recently but rather I have been doing a lot of standing – usually in support of manufactured home owners at public meetings in various parts of the country or in lines at airports as I wait to board on my way to another meeting to help convince elected officials that action on behalf of manufactured home owners is the right thing to do.



Fortunately, I am not the only one who has been standing or flying around the country. NMHOA is blessed to have some of the most active board members it has ever been my pleasure to work with. In March of 2015 alone, NMHOA board members and staff attended multiple meetings in Arizona, Idaho, New York, Virginia, and Washington – all of them with home owners as together we work on issues of importance and address the fundamental unfairness that allows the owner of the land to have control over the lives of everyone who rents space from them upon which to place their manufactured home.

You can read more about NMHOA’s adventures around the country on P.1 where NMHOA President, Tim Sheahan recounts his travels to Arizona, on P. 2 where NMHOA West Region VP, Paulette Cross and Kylin Parks NMHOA’s newest staff, report on their trip to Garden City, Idaho, and on P. 3 where I share NMHOA’s successful foray into manufactured home owner organizing and issue identification in Suffolk County, N.Y. All of these very successful meetings were made possible through our Ambassador Program, funded in part by the Ben & Jerry Foundation.

In addition to work with home owners in various states, NMHOA has been hiring! I am thrilled to have Kylin Parks, a former colleague from my days at Columbia Legal Services working with me again, and to have Elizabeth (Liz) Hill taking over our communications work from Susan Bond who I was sad to see go, but who had planned all along to hike the Appalachian Trail this spring. You can read more about Kylin and Liz on P. 4 and 5.

Now that NMHOA has more capacity I look forward to NMHOA making even more of a difference in the lives of manufactured home owners, whether by fighting for stronger consumer protections at the federal level; working with state home owners’ associations on legislative policies, leadership development and succession planning; helping individual home owners’ associations recruit members and address specific issues within their communities; or connecting you all together at the NMHOA Annual Convention to be held on **October 24 and 25 in Minneapolis** - please note the change of date – dues to circumstances beyond our control we had to move the Annual Convention date by three weeks – hopefully that does not inconvenience any of you. There will be more about the Annual Convention in the next edition of *NMHOA Across America* but we do hope that we can again provide stipends to allow at least two NMHOA members from each state to attend.

## **On The Road With NMHOA**

### **NMHOA Community Organizer, Kylin Parks and NMHOA West Region VP, Dr. Paulette Cross**

In early March NMHOA was notified that a recent newspaper article reported that the City Council of Garden City, a small suburb of Boise, Idaho, was considering passage of a manufactured/mobile home zoning ordinance that would provide the loop hole they needed that could allow them to eliminate any or all manufactured home communities in Garden City.

This was very alarming considering a quarter of Garden City’s housing stock was manufactured housing, located in the city’s sixteen manufactured housing communities. NMHOA got to work immediately since we were very concerned about what might happen to all of those home owners if they were displaced. Where would they go? After further research, and after

making connections with some NMHOA contacts in Idaho, we decided NMHOA needed to be in Garden City to work with and support the home owners in order to provide a strong presence at the City Council meeting.

Our goal was to connect with homeowners to be sure they were made aware of what the ordinance meant for their futures. We needed to be sure that homeowners testified at the council hearing, telling their stories to make the councilmembers understand the magnitude of the impact this decision would have on their lives.

We arrived in Boise on a Sunday evening knowing we had our work cut out for us. We mapped out our plan for the next day so we could hit the ground running. What we found as went door knocking was no one even knew that this zoning ordinance was proposed or what it mean for them. These were everyday hard working folks that had built community and did not want to lose it.

With the hearing scheduled for that evening it was of course challenging to get homeowners to the meeting and we were not really sure what to expect. We did get four people to attend the hearing and testify. They did an amazing job of telling their stories, getting the point across that they and their neighbors are real people who have been a vital part of city life and who deserve to be able to save the homes they worked so hard to purchase.

Kylin delivered and read a letter that Ishbel Dickens, NMHOA Executive Director, had written stating NMHOA's position. It was direct and to the point. Two council members took exception to some things and wanted to make it clear that they were not trying to eliminate manufactured housing communities. However, Kylin countered that in talking with the residents of many communities, she had certainly heard that the City had lost several communities in the last few years.

It was clear that the City Council members were very surprised that people had come from Salt Lake City, UT and Seattle, WA to hold them accountable to the citizens of Garden City. The council members now knew that NMHOA were watching and so were the homeowners.

By attending the Garden City hearing and by connecting with many home owners in the communities, we have established a NMHOA presence and will now continue to connect with members of the communities that could be affected, and support their development as they become a collective voice able to represent their best interests at the local level. The Garden City Council is now considering the formation of a citizen task force or advisory committee to study the impacts of their proposed ordinance. One of the home owners we encouraged to attend and testify at the hearing has asked to be on that committee.

We will be staying in touch and try to help build a bigger base of homeowners to insure the City Council hears about the needs of manufactured home owners and how this ordinance would directly affect hundreds of tax paying citizens.

The moral of the story is NMHOA is here to help homeowners all across the country. We can and do make a difference by hitting the road to educate and assist homeowners when these kinds of issues come up.

If you would like more information about this campaign or know of a situation you think NMHOA should be involved with please contact Kylin at [kylin@nmhoa.org](mailto:kylin@nmhoa.org) or call her at 425-318-2488. We would love to hear from you.

## **NMHOA in New York State:**

### **NMHOA Executive Director, Ishbel Dickens**

On a snowy Saturday in March, 180 home owners in Suffolk County, N.Y., braved the cold to attend a NMHOA meeting to learn more about what they could do to stop the abuses they were suffering at the hands of their community owners and managers. These home communities in the county, Kingsley Management Equity Lifestyle Properties elected officials from and the county assessor. highlighting past successes stalemate that has meant manufactured home owners years. One of Kingsley's on-site managers were meeting started since we in the room was did not need to feel they



owners came from ten different three of them owned by Company and one owned by (ELS). Also in the audience were Riverhead and South Hampton Local leaders led the meeting, as well as commenting on the little in the way of progress for at the state level in recent attorneys as well as two of their asked to leave before the wanted to make sure everyone comfortable being there and were being watched. Fear of

harassment, retaliation, and/or eviction often prevents manufactured home owners from attending meetings or organizing events. Huge kudos to George Bakke, Doug Rosenbrock and the other members of the planning committee for all their outreach and hard work getting this meeting set up. What a success for everyone involved. Not only have 70 individual home owners from Suffolk County joined NMHOA along with two Home Owners' Associations, but much more importantly the community owners realized the pressure they were under and have begun to step up and take care of long-neglected maintenance issues, especially tree pruning and removal, fixing the lighting and making other necessary repairs. In addition, the Riverhead City Council is considering amending local ordinances to hold community owners more accountable. Indeed, even at the state level action, on behalf of manufactured home owners, is anticipated as bills, including one that considers rent justification and another that addresses titling of manufactured homes, which have languished at the state legislature for several years are being dusted off and brought before committees for hearings and votes. It is amazing what one well-attended home owners' meeting will do to get things moving!

NMHOA will continue to work with home owners in Suffolk County and we are looking forward to our next community engagement with all of our new members. Many thanks to NMHOA Mid-West Region VP, Lori Dibble, and NMHOA At-Large Member, Gary Miller, for all the work they put into making the event such an overwhelming success.

## **NMHOA's New Staff:**

### **Kylin Parks, NMHOA Community Organizer**

I am excited to be joining NMHOA as its first staff community organizer. I thought it would be nice to let you know a bit about my background and the work I will be doing. I have been a manufactured homeowner for eleven years, living in a

manufactured housing community in Lynnwood, Washington, now owned by the Housing Authority of Snohomish County. I had owned my home for two years when the residents found out a developer had purchased the property and planned on putting in a subdivision. This would mean the loss of ninety eight homes owned by seniors, many on fixed incomes.



Fortunately the home owners quickly organized to try and save the community and I was chosen by the residents as one of the leaders. Long story short after taking a year off from a career in sales to lobby for the funds needed for the housing authority to purchase the community, we were able to save our community and many of the seniors continue to reside there, secure in the knowledge that the land under their homes will not again be up for sale.

During that process we heard from homeowners living in other communities, asking what they could do to prepare in case they found themselves in the same situation. A few of us felt so fortunate to have preserved our community that we formed a Washington state association for manufactured home owners – the Association of Manufactured Home Owners (AMHO). I was then hired by Columbia Legal Services (CLS) as a community organizer to help manufactured homeowners state wide. During my time at CLS I had the opportunity to attend a NMHOA annual convention. I joined the board of NMHOA and served as a board member for four years.

In 2011 I was hired by the Tenants Union of Washington as the education program manager and community organizer. During that tenure I counseled over four thousand residential tenants on their rights and how to assert them. I conducted tenants’ rights workshops and helped residents in dozens of buildings to form residents’ associations.

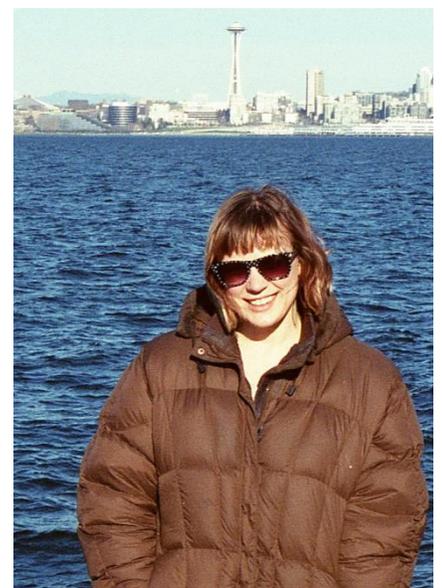
I feel privileged to have come full circle and have the chance to work again with manufactured home owners all across the country. My job will be to assist the regional vice presidents in helping homeowners form home owners’ associations (HOAs). We will work with homeowners in states where there are no state associations and assist in preservation campaigns and other initiatives to help protect this affordable form of home ownership for low income households and seniors.

Please give me a call 425-318-2488 or email me at: [kylin@nmhoa.org](mailto:kylin@nmhoa.org) if you need some help or would just like to talk about ideas of how to help us unify our voices to preserve this lifestyle choice.

### **Liz Hill, NMHOA Communications Assistant**

Hello! My name is Liz Hill and am thrilled to be the new communications assistant at NMHOA. I am a Seattle native. I graduated from the Evergreen State College in Olympia, WA with a Bachelor of Arts in Communications and Visual Arts, and following graduation, went on to work for a number of non-profit organizations. Most notably, I was a Development Manager at Habitat for Humanity for nearly two years, where my passion for affordable housing issues was sparked. I currently work as an Account Executive at a local newspaper in Seattle, and I am excited to have the opportunity to be working for a non-profit organization once again- especially one with such an important mission & vision!

In my spare time, I enjoy sailing with my family and photography. I live with my husband and our cat in an apartment in Seattle, and I look forward to learning more about NMHOA and its members!



Liz coordinates the membership data base, updates the NMHOA website and facebook page, and makes sure all NMHOA members with email addresses receive the monthly educational eblast – *i'mPOWERED*.

## **OSTA's Program is Worth Instituting**

### **Reprinted from the OSTA Quarterly Review**

#### **OSTA Resumes Offering a Helping Hand to Our Members**

Because of a generous donation from retired Salem District Director, Susan DeLateur, your MH-OSTA Board of Directors is pleased to announce that we are again offering a Helping Hand to qualifying OSTA members.

Established two years ago by a vote of the Board, the fund helped 13 of our members with the cost of modifications to their homes to make it easier for them to age in place. Repairing steps, fixing plumbing, and replacing doors and windows is expensive, and the original \$5,000 allotted for the program was nearly exhausted by August, last year, and therefore no more applications were accepted.

At the January Board meeting, the directors voted unanimously to match Susan's donation and again offer a Helping Hand to members who qualify. While we have gained some funding through our donation drive, until Susan sent us her tax-deductible check, we didn't have enough money to be able to encourage any more of you to apply.

Chapters/HOAs have donated as much as \$50 and individuals generally have given between \$10 and \$30. We were pleased to get a recent second donation from Marvin Baker at Salem Greene MHP. He was the first person to put money into the fund when it was established. We continue to encourage chapters/HOAs to put out a donation basket at their meetings, since every little bit adds up to helping someone in our Neighborhood of Manufactured Home Villages.

*(OSTA is a member of the National Manufactured Home Owners Association)*

### **SAVE THE DATE:**

***The National Manufactured Home Owners Association will be holding its Annual Convention in Minneapolis on Saturday October 24 and Sunday October 25 at the [Marquette Hotel](#). NMHOA hopes to be able to provide stipends so that at least two members from each state will be able to attend. Check NMHOA's website for details in the coming weeks.***

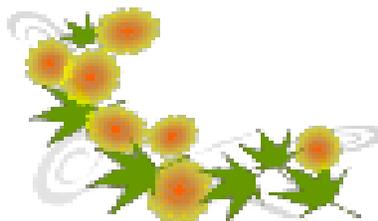
### **News Items?**

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](mailto: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. In addition, NMHOA's monthly educational eblast – *i'mPOWERED* goes out digitally to members with email, though the current edition can also be accessed on our website: [www.nmhoa.org](http://www.nmhoa.org)





**NATIONAL MANUFACTURED HOME OWNERS ASSOCIATION**

PO Box 22346 Seattle WA 98112-0346

[www.nmhoa.org](http://www.nmhoa.org)

Phone: 206.851.6385

**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.*