



NMHOA Across America

www.nmhoa.org

Summer 2016 Edition

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Message from NMHOA President, Tim Sheahan



As NMHOA enters a new chapter in its mission to serve owners of manufactured homes, on behalf of the Board of Directors, I'm pleased to welcome our new Executive Director, Dave Anderson. This is not Dave's first involvement with our organization and I have fond memories from several years ago when we first worked with Dave and APAC of Minnesota with outreach to several states. Through that connection, Dave became instrumental in an effort to strengthen and expand NMHOA (MHOAA at the time). He obtained our first significant grant funding, dramatically increased our budget, provided our first staffing, and significantly increased board membership, state homeowner association membership, and convention attendance. Dave also assumed several traditional staff responsibilities for NMHOA, including board support, financial management, grant seeking, partnership development, and convention organizing. Dave has proven he is "emotionally invested" in our cause and we feel fortunate to have found such a good fit as Ishbel Dickens' successor. We look forward to tapping Dave's skills and raising NMHOA to a higher level of value to MH owners.

I would be remiss if I didn't recognize the significant contributions made by Ishbel Dickens to our organization the past six years. Having served on the MHOAA/NMHOA Board for over a dozen years, I have personally witnessed how Ishbel helped raise NMHOA to a higher level of visibility, effectiveness and credibility, through her hard work, dedication and stature as a nationally recognized advocate for owners of manufactured homes. From her readings of Dickens' *Christmas Carol* to running a half marathon to celebrate her 60th birthday, Ishbel even went the "extra mile" in supporting NMHOA through her personal fund-raising efforts. She was a reliable resource of information and guidance to the Board and I sincerely appreciate the many ways NMHOA benefitted from Ishbel serving as our Executive Director. We look forward to working with Ishbel in the future, although in a different capacity and wish her an enjoyable semi-retirement filled with enjoyable times with family, travelling and playing field hockey.

NMHOA Annual Convention
 September 20-22, 2016
 Las Vegas, Nevada



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

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From Where I Sit

NMHOA Executive Director, Dave Anderson

I took a big professional step in July. After more than 10 years with All Parks Alliance for Change (APAC), I accepted a position as the new executive director of the National Manufactured Home Owners Association (NMHOA). I take over from Ishbel Dickens, who was the first person to hold this position and did so from 2010 to 2016. In this role, I will provide guidance, training and support to the organization's leaders and coordinate policy advocacy with national partners. It's an exciting opportunity. I will be able to extend my work on behalf of owners of manufactured homes, from 180,000 people in Minnesota to the 17 million people living in manufactured homes throughout the United States.



This is the biggest challenge I have faced. NMHOA is responsible for promoting, preserving and enhancing the rights and interests of manufactured homeowners throughout the United States. This means, first and foremost, working to give homeowners an increased sense of security in their communities. While most states have statutes that govern the relationship between community owners and homeowners, many of these laws are weak, unenforceable, and, as a result, do not provide much security. Some community owners can deny residents the right to form homeowner associations, the right to speak with their neighbors about their issues and concerns and in other ways restrict their speech and actions.



It will be my job to help guide NMHOA as it works on possible solutions to these problems. This includes requesting legislation at the federal level to provide incentives for community owners to sell their properties to the homeowners, a local housing authority or a nonprofit. It will involve supporting work at the state level to enact stronger legal protections. It will mean pushing for some of the CDBG, HOME and other affordable housing money going to the states to be earmarked for manufactured housing community preservation, and, when this money is used for preservation, to require the community owners to respect a basic set of rights that all homeowners should be able to expect.

To achieve these gains, manufactured home owners must be informed, empowered and engaged enough to influence the dialogue around federal, state and local policies. NMHOA will help our state associations to become more powerful and effective by providing technical assistance on organizing, advocacy, fundraising and leadership development through toolkits, monthly conference calls and our annual convention. We will recruit more state associations, community associations and individuals to join. We will help home owners to establish new associations in states that don't already have them.

NMHOA must also be a recognized, respected and sought-after voice in discussions about federal, state and local policy change. It means building effective partnerships with other national housing organizations and advocacy groups to identify and respond to emerging policy trends. It also means participating in CFED's I'M HOME (Innovations in Manufactured Homes) network to coordinate with other manufactured housing stakeholders. This includes engaging NMHOA members in federal, state and local policy activities, such as constituent contacts, sign-on letters, in-district meetings and lobby days.



I want to thank NMHOA's board of directors for giving me this opportunity. It is a daunting responsibility to represent the sometimes diverse interests of 6.8 million households, but one I look forward to with excitement.

NMHOA Annual Convention



Come one! Come all! NMHOA invites everyone to our Annual Convention on September 20-22 in Las Vegas, NV.

Following our grand tradition, the line-up of speakers and workshops is exceptional. There is something for everyone, no matter your level of experience in manufactured housing issues. Check out the agenda and complete your registration form here:

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

As in past years, NMHOA is able to provide stipends for representatives from member state associations, and others, to attend. If your state association is a member of NMHOA, then we will provide stipends for two representatives to attend. The stipend includes air fare and room accommodation for Tuesday and Wednesday nights (sharing a room). If your state association is not a member, but you would like to attend, then the stipend will cover these same expenses and be available to the first two home owners from those non-member states, who want to attend.

NMHOA has been able to keep the registration fee as low as it was last year. That means that for current NMHOA individual members the registration fee is \$60. For non-members, the registration fee is \$75 (which includes your first year of membership in NMHOA). You can pay by check or use the PayPal button on the webpage. Please do register early and book your flights. NMHOA will book your hotel room as soon as we have your completed registration form, which allows space for you to name your preferred room-mate.

The NMHOA board and staff look forward to seeing you in Las Vegas in September. If you have any questions about the convention or the stipends, please do not hesitate to contact Dave at: admin@nmhoa.org

Why join a National Association when I have so much to do in my State or Community?

Are you a leader in your community association? Are you also a leader in your state association? More than likely you are being kept very busy responding to the challenges facing yourself and your fellow manufactured home owners. You may be asking yourself: How can I consider joining a national association as well when I already have so much to do. We want to suggest at least three ways you can actually empower yourself by joining NMHOA.

Gain access to a wide range of knowledge and experience.



Think of NMHOA as your brain trust. In your community or your state, you and the other leaders have likely experienced the same victories and defeats. You have learned the same lessons, developed the same skills, and gained the same experiences. You have all grown as leaders, but you have done so in a way that likely produced not only very similar views, but also similar blind spots and biases.

NMHOA serves as your gateway to a range of new knowledge and experience from home owners in states that have experienced sometimes very different victories and defeats. For one thing, the laws governing manufactured housing in each state are very, very different from each other. Some offer manufactured home owners a right to buy their parks, others do not. Some provide for relocation compensation, others do not. Some establish regulations on rent, others do not. Some layout detailed legal rights and responsibilities for home owners and community owners, while others have virtually nothing at all.

Even those states who share success in solving a certain problem may have dealt with it in very different ways. Is your purchase right a “right of first refusal” or a requirement to “negotiate in good faith”? Are you funding relocation compensation through a home owner fee, a park owner fee, or the state’s general fund? Do you regulate rents through rent control or rent justification? Even those states which guarantee very few legal rights have adopted interesting laws worth emulating, such as Montana’s right to exclude park managers from resident meetings, or North Dakota’s requirement that parks set aside one “green space” lot for every 25 home lots.

Connect with others and provide mutual support.



The number of people living in manufactured homes varies greatly from state to state, but in no state is it a majority of households. The number of allies each state association has built for its work varies from state to state, but in no state is it on the agenda of the majority of housing groups or advocacy groups. We can go right down the line with other measures of our current status – foundation grants, media coverage, legislative authors, and so on – and find similar evidence that, while we may have made progress, manufactured housing is still striving to reach broad, mainstream support.

It can feel isolating to not be able to connect with more people who understand manufactured housing’s benefits, challenges, problems, and solutions. It can be hard to be forever explaining that yes there are a lot of manufactured homes, no people do own their homes, yes they are long-term residents, no they don’t receive public subsidies, and so on. Sometimes you want to feel that you are immediately understood by other people. You want to have a conversation without having to correct another person’s use of the word “trailer,” or explain that moving your home is not as easy as attaching a hitch to the back of a truck.

NMHOA offers you not only a connection to other people who understand the issues surrounding manufactured housing, but also the issues you deal with as a leader of your community or state association. NMHOA provides you an opportunity to offer and receive support and advice from people who are uniquely suited to give it.

Magnify the power of your voice and your actions.

The portion of people living in manufactured homes state by state varies from nearly 20% to less than 1%. In some states, manufactured home owners are well organized into community and state associations and have developed an effective voice on issues at the community, local government, and state government levels. In other states, home owners have little to no formal organization and their voices are fragmented and isolated.



Taken together, over 17 million people live in manufactured housing nationwide, including 6.8 million households, with 43% located in the country’s 50,000+ manufactured home parks. They live in every state and are spread across thousands of urban, suburban, and rural communities. They represent every age, race, and political persuasion. If unified and directed toward a single purpose, manufactured home owners have the potential to wield enormous power.

It becomes increasingly important for home owners to think, speak, and act at a national level. Since 1976, with the adoption of the “HUD code,” the federal government has controlled most of the major decisions about manufactured homes themselves. While state and local governments still control most of the major decisions about manufactured home park communities, the industry has continued its shift from mostly mom-and-pop owners to shrinking number of national chains. Rents, lease terms, and management practices are increasingly being set by a relatively few owners for an increasingly large number of people. Manufactured home owners need to be organized at a national level to fight for their families, homes, and communities.

NMHOA Executive Director, Ishbel Dickens, leaves after five years

As I look back over the past five years that I have had the privilege of being the Executive Director of the National Manufactured Home Owners Association (NMHOA), I am amazed and delighted at how far we have come as an organization.

NMHOA was founded by manufactured homeowners in 2001 (called the Manufactured Home Owners Association of America at that time), and these visionary leaders valiantly led the organization for almost 10 years with little financial support. I was NMHOA's first Executive Director even though there was less than \$10,000 in the bank account. Soon, I not only worked full-time for NMHOA, but we also had a part-time community organizer, Kylin Parks, and a communications assistant, Thomas Siburg, and a dedicated board of ten members residing in manufactured home communities in Arizona, California, Florida, Minnesota, New Jersey, New York, Oregon and Virginia.



As I prepare to move onto the next chapter of my life—working part-time as a consultant on manufactured housing issues—I would like to spend a few minutes reflecting on the past five years and recognizing some of the milestones that NMHOA has reached and surpassed. NMHOA membership is greater and stronger than at any time in the past. In addition, we continue to receive applications from individual homeowners associations (HOAs), including all the ROCs in Oregon, as well as from state associations. All told, NMHOA has members in 22 states.

Many of these members are actively working in their states, with NMHOA's support, to challenge unfair laws and seek stronger protections for people who own their homes but who reside in land lease communities and are therefore some of the most vulnerable homeowners in the country. Examples of work at the state and local levels include titling provisions in New Jersey; opportunity to purchase in Delaware, Oregon and Washington; enforcement of existing statute in Colorado; local ordinance in Boulder to prevent landlords from requiring removal of pre-HUD homes that were sold; and local ordinances in various jurisdictions in Washington establishing "mobile home park" zones to help preserve long-term security of tenure.



NMHOA continues to advocate for home owners at the highest levels of government. I represented consumers on HUD's Manufactured Housing Consensus Committee (MHCC), originally with Tim Sheahan, NMHOA President, and Terry Nelson, MHOAI President, and recently with Gary Miller, NMHOA At-large board member. When I testified before a Congressional sub-committee, my presence certainly caught the attention of industry players; since that time, NMHOA has indeed been a strong voice on behalf of homeowners, weighing in on several pieces of legislation, including most recently H.R. 650 (an industry-supported bill that is not in the best interests of homeowners) and Duty To Serve, in which consumer needs were, again, not especially well-addressed.

In many ways the past five years have simply flown by. Have I done everything I thought I could do? Probably not. However, I have been blessed to work with staff, board members and homeowners who care deeply and passionately about these issues. I have been fortunate to work with NMHOA's national partners at CFED, NCLC, ROC USA and Next Step, as well as with dedicated staff at numerous nonprofit housing agencies and legal aid agencies. Together, we have made a difference.

I plan to continue to make a difference, so please stay in touch (ishbeldickens@outlook.com). I'm not really going away, simply taking things a little slower—working part-time and always through a justice lens—asking for what is right and what is fair and not settling for less. Thank you everyone for the opportunity to work with you and to get to know you. You are truly amazing people, and it has been a privilege and an honor to work with you all.

Best – Ishbel

Ed Speraw retires from DMHOA after over two decades

Ed Speraw, the iconic president of the Delaware Manufactured Home Owners Association (DMHOA), announced his retirement effective August 15, 2016 from the association he was instrumental in starting over two decades ago. DMHOA had its beginnings as a county association 27 years ago, and has experienced tremendous growth.

Since 2002, Ed Speraw has served as president of DMHOA. Ed puts many hours into improving life for the 53,000 residents of manufactured homes in Delaware and working with the Legislature to pass bills such as the right of first offer law. In 2003 Ed Speraw was the moving force behind a complete revision of state law that gave home owners the first real protection for their investment (home) in the history of Delaware. In 2010 he was honored with a Governor's Out-standing Volunteer Award. "Ed is a working president who, in the course of a day, put so much energy, time, and expense in his belief that life could be better for those living in manufactured housing communities. He has been able to move mountains."



Manufactured housing was not his only interest. He worked closely with organizations such as AARP, Retired Federal Employees and the Legislature. In addition to his work with DMHOA, Ed volunteered his time helping the elderly and disabled in the parks located in Sussex County by doing odd jobs when needed. Yearly, he coordinated a food drive with homeowners' associations in several parks and collected truckloads of food for the needy. He was also involved with the Military (Airman) Attic at Dover Air Force base and collected household items to help troops returning from overseas set up their homes.

Bill Kinnick, current Vice President will assume the position and duties of President of the organization. DMHOA, under its new leadership will continue the legacy started by Ed and will continue to struggle to protect the rights of residents in manufactured home communities throughout Delaware. For additional information on DMHOA or how to get involved with the association you can call Bill Kinnick at 443-336-2538 and make arrangements for a DMHOA representative to come out and speak with you.

NMHOA Members at Work

APAC bill nearly doubles benefits under the state's Manufactured Home Relocation Trust Fund

On May 22, the Minnesota Legislature approved and, June 1, Governor Mark Dayton signed into law changes to the Manufactured Home Relocation Trust Fund as part of what was called the "Supplemental Spending Bill." APAC researched, drafted, and lobbied for these changes. Beginning August 1, this is what will be different:

- The maximum benefit for moving a home increases from \$4,000 to \$7,000 for a single-wide home and from \$8,000 to \$12,500 for a double-wide home. If the home cannot be moved, the maximum home buyout changes from \$5,000 to \$8,000 for a single-wide and \$9,000 to \$14,500 for a double-wide.
- A minimum home buyout amount is created and is set at \$2,000 for a single-wide home and \$4,000 for a double-wide home.
- If it is not possible to get an appraised value for a home, then the taxed value (averaged over the five-year period) can be used as an alternative.
- The \$12 annual fee paid by the owners of manufactured homes is increased to \$15. Currently, the fee is not being collected because a \$1 million cap was placed on the maximum balance in the relocation trust fund and the balance is above that amount.

Thank you to our chief authors, Senator Melissa Wiklund (DFL-Bloomington) and Representative Anna Wills (R-Apple Valley), for championing these improvements through two legislative sessions, six committee hearings, and an unexpected shift from a stand-alone bill to an omnibus spending bill. As a result of their tireless efforts, these families who own their homes, but rent the land will get the support they need to remain self-sufficient and stay in their homes.

News from California about court victories and frightening rent increases

HUGE Court Victory!

Homeowners and former homeowners of **Terrace View MH Estates** in San Diego County have been rewarded for standing-up for their rights and enduring a four-year wait to appear in Court. After a trial that ran the full month of June and which focused on an initial “sampling” of 10 of the 49 plaintiffs in the case, the jury awarded **\$58,389,000** in compensatory and punitive damages. Yes, nearly 60 million dollars! At the time of writing this article, it appears defendants Thomas Tatum and Jeffrey Kaplan/Tatum and Kaplan Financial Group will be given the opportunity to reach a “global” settlement, including all of the plaintiffs, or else face further court action involving the remaining 39 plaintiffs.

This case focused on such issues as “Breach of Contract/Covenant of Good-Faith and Fair Dealing,” “Failure to Maintain,” “Negligence” and “Elder Abuse,” which led to roughly half the community being vacant lots and abandoned homes. Rents surpassing \$1,500/month economically evicted many homeowners and made it impossible to sell homes for a fair price. What is particularly unconscionable is that Tatum and Kaplan don’t even own the land and have apparently enjoyed a “sweetheart lease” with minimal increases since obtaining a land lease and right to operate the community in the late 1980s.

Frightening Rent Increases

California is known to be unique in many ways, including over 100 jurisdictions having some form of rent stabilization ordinance for MH communities and a statewide 2% limit on annual property tax increases. The rent ordinances have proven to be indispensable protection for MH owners in many parts of the state but we are now seeing alarming consequences of “Prop 13” property tax adjustments when MH communities are sold following several decades under the same owner.

While Proposition 13, passed in 1978, helped limit annual property tax increases when the real estate market was booming, it allows an adjustment to market when the property is sold. This has led to many purchasers of MH communities successfully pass-through the increase in property tax to homeowners, in some cases leading to rent increases of over \$100/month. The ironic twist is that as rents increase, home values decrease, which will lead to less property tax coming from homeowners. It’s been estimated that for every \$100/month rent increases, MH values drop by \$10,000.

We feel property tax increases should be factored into the purchase price offered for the community and absorbed by the community owner--it’s unfair for homeowners to be financial safety net for such decisions made by others, especially when many of these new owners have exploited IRS/IRC “1031 property exchange” tax benefits or have received Fannie Mae or Freddie Mac backed loans to purchase the communities. We plan to seek legislative remedies and appeal to counties to reduce the property tax assessment if MH owners are footing the bill.

MHOANJ preserves rent control, opposes vacancy decontrol, and supports chapters

Gary Miller, MHOANJ President

This spring and summer has been a particularly active one for MHOANJ. We started by successfully opposing vacancy decontrol and a rent increase in our Chesilhurst chapter. I would like to say we had big part in this but that would be false. After laying out a plan with their officers, they were able to get over 90% of their park out to two rent control board meetings and I am proud to say they handled themselves with dignity and a complete knowledge of the ills in their park. It is very unusual when I attend a function in front of a board where either I or another member of our state board doesn't have to testify. The people of Chesilhurst deserve all the credit for this win by showing up in force, presenting their side with passion and knowledge and totally impressing that rent control board.

Our parks in Barnegat township were faced with the elimination of rent control. Our fight started in April and lasted until July. Again a strategy was laid out involving getting residents out to council meetings and petitioning individual councilmen. Due to the efforts of two presidents, Michelle Woodruff of Brighton and Ray Leczak of Pinewoods, their parks came out in force a number of times to impress both Barnegat's mayor and council. Rent control in Barnegat has been restored but with a slight wrinkle; both parks now have one representative on that board. In addition residents now see the value of a strong HOA and Brighton now has over 150 members and growing.

I had the pleasure of being the speaker at Brighton's July meeting and also the auctioneer for their blind auction. Let Michelle speak "Our very heartfelt thanks for joining us, speaking to the local chapter and hosting our blind auction. You were absolutely fabulous. And, you fit right in with our bunch of funsters. It came so naturally to you. You are an integral part of the day's success. Take care, Michelle." What a fun day it was and they raised over \$400.00

In June, the state held a chapter workshop on a number of subjects. While it was not as well attended as we might have liked it was still a success and we benefitted by having the president of a community we have been trying to get to join the state in attendance. She invited our board to speak at their July meeting and I, our vice president Bernice Smith and Secretary Judi Henely did just that. They have asked us to come back to a second meeting and I look forward to having a new chapter in Perry's Lake, Stafford Township, N.J. in the near future. Our state convention will be held on October 15th at Calloways Restaurant also in Stafford Township.

Due to the work of Lori Dibble, our legislative representative, we are moving forward with the Red Cross smoke alarm program in parks throughout the state. Two parks in Eatontown, N.J. have been done with more to come.

Home owners form the Fargo Area Park Resident Association



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. Over 2,500 people reside in two dozen park communities located in just the area surrounding Fargo.

North Dakota does not have a statewide home owner association. Since January, the National Manufactured Home Owners Association (NMHOA) and All Parks Alliance for Change (APAC) have reached out to home owners in the Fargo area to see if there is interest in getting organized. Home owners from multiple communities responded and the result is the Fargo Area Park Resident Association (FAPRA).

One of FAPRA's major concerns may sound familiar to those living in the frost belt: potholes in the streets. The cold weather in Fargo takes a toll on the roads leaving some roads virtually impassable, and community owners have not been taking responsibility. Through local media attention, they got this issue addressed in one community, Buena Vista. Their other top concerns, include problems with

healthy and safety, park management, and the actions of some residents themselves.

With support from the North Dakota Consensus Council, home owners have connected with key stakeholders to continue to build their association and get these issues resolved, including Fargo Cass Public Health, CHARISM, North Dakota Human Rights Coalition, Legal Services of North Dakota, the Fargo Police Department's community trust officers, and the area's state legislators. FAPRA holds monthly outreach meetings in the community meeting room of West Acres Shopping Mall. For more information, call APAC toll-free at 855-361-2722.





September 20-22

2016 ANNUAL CONVENTION ATTENDEE REGISTRATION FORM

Las Vegas, NV

ONE NAME PER FORM, PLEASE

Today's Date: Name:

Address: City:

State: Zip: Home Phone: Cell:

Email:

State Association Name:

Community HOA Name:

2015 Annual Convention Registration Fees:

- \$60 per **manufactured home owner** who is a **NMHOA member** (in good standing) living in a community or on their own land.
- \$75 per **manufactured home owner** who is a **non-member** (includes a one-year membership) living in a community or on their own land.
- \$100 per **manufactured home owner** who is a **NMHOA member** but is NOT living in the community where the home is sited. (Not eligible for stipends, to vote or to attend business meeting.)
- \$200 per **manufactured home owner** who is a **non-member** (includes one-year membership) and is NOT living in the community where the home is sited. (Not eligible for stipends, to vote or attend business meeting.)
- \$100 per **non-manufactured home owner** who is a **NMHOA member**. (Not eligible for stipends, to vote or attend business meeting.)
- \$200 per **non-manufactured home owner** who is a **non-member** (one-year membership included). (Not eligible for stipends, to vote or attend business meeting.)

Check Number: PayPal:

Questions:

1. Attendees who live more than 50 miles round trip from Las Vegas are covered for Tuesday and Wednesday night lodging, plus mileage (35 cents per mile, up to \$100) if three or more attendees are riding with you. To the first two attendees from each state lodging is covered for Tuesday and Wednesday nights plus a stipend for coach airfare (up to \$400 east coast, up to \$300 Midwest or west coast) if you share a room with another attendee.
 2. Are you willing to share a room? Yes No If so, preferred roommate name?
 3. Do you have any dietary restrictions? Yes No If so, please list:
 4. What date and time do you expect to arrive? What date and time will you depart?
 - 4.1. Will you be driving to the convention? Yes No
 - 4.2. If yes, who will be riding with you? (Enter their names in boxes below)
 - 4.3. If riding with someone else, enter the name of the driver to the right.
- | | |
|-------------------------|-------------------------|
| 1. <input type="text"/> | 2. <input type="text"/> |
| 3. <input type="text"/> | 4. <input type="text"/> |
| 5. <input type="text"/> | 6. <input type="text"/> |

FYI: 1. You must be a manufactured home owner living in a community or on your own land, a NMHOA member in good standing, and willing to share a hotel room in order to attend the annual convention and to qualify for the lodging and travel stipends being offered. (See individual member form.) 2. NMHOA Bylaws allow every state represented at the annual meeting to have One (1) vote. So even if your state does not have a state association, as long as you are a manufactured home owner and a member of NMHOA in good standing you will be able to caucus with others from your state and exercise your collective vote.

NOTE: You do not have to be a member of PayPal in order to pay your registration fee through them.

Please make checks payable to NMHOA and mail to the above address.

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



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.*