

THE SCMOA REPORT

Protecting Our Rights and Lifestyle with Education, Communication and Integrity



Next SCMOA Meeting

Saturday, Feb 3 @ 1:30 pm

Zoom Video Meeting
Meeting ID: 853 1401 6861
Password: 050533

If you don't already have Zoom installed on your device you can click this link: [Zoom Download](#) to download the client.

to connect by:

Computer, Tablet or Smartphone

click on the following link:

[Zoom Meeting: Feb 3](#)

when prompted enter the password: 050533

to connect by:

Telephone

Dial: 669-900-9128, when prompted, enter the Meeting ID: 853 1401 6861 and Password: 050533.

During the meeting dial:

*6 - to mute or unmute

*9 - if you wish to speak

President's Message

It's been another rainy winter in Sonoma County, we've already 50% of normal rainfall. SCMOA hopes you're all dry and warm in your homes.

Please **DO NOT RENEW** your SCMOA Membership until further notice. No one's membership will expire until we send out notices asking for your support again. Instead, put your dues towards paying your PG&E bill!

If 2023 was "Year of Mobile Home Ordinance Updates", this year might be named "Year of Park Owner Threats". You've seen the stories in the media; park residents have endured fear triggered by park management. Worrying about being able to pay the rent and being able to afford all the other things are especially difficult for low-income seniors. Our hearts go out to you experiencing those kinds of strains in their lives. Legal battles aren't fun, but we hope you will be able to find relief in the arbitration process your ordinance allows.

After two 2-year terms as SCMOA President, I will be terming out in August. It's been a pleasure to serve you as VP and President these last years, it's time to pass the baton to another to carry on. Per our Bylaws, the election for President, Treasurer, and Trustee shall take place in May, new Board members taking office in August.

At this time, we have one candidate for Trustee. Please consider stepping forward as a candidate to help lead SCMOA and continue informing Sonoma County mobilehome owners since 1988.

At our Feb. 3rd meeting we will give an update on 2024 GSMOL legislation, look at the latest trend in the SF CPI, ask for nominees to run for the 2024 SCMOA Board election, take your questions on local rent control ordinances and/or the state Mobilehome Residency Laws, and take reports from any park around the County.

We'll continue to meet using Zoom. Our next 4th Friday Mobilehome Owners Luncheon at Petaluma's Boulevard Café is scheduled for February 23, 2024.

My apologies to those who don't use email. Due to an issue with my back, I was unable to mail out the paper version of the October SCMOA Report. Since we don't have enough volunteers to backup that process, the Board decided to end mailing out the paper version after August 2024.

Thank You and take care.

~ Dan J Drummond, SCMOA President

Trouble In Petaluma

The residents at Youngstown Mobile Home Park in Petaluma are currently in a difficult situation due to significant rent increases proposed by the park's new owners. The rent increases came soon after the residents' success in achieving stronger rent protections for Petaluma mobilehome owners.

In 2020, when the park changed ownership, the residents, mostly seniors, were confronted with unexpected rent increase notices of up to 40%. The home owners quickly organized and successfully challenged these hikes through arbitration. They also lobbied for and achieved stricter rent control laws in the city.

However, the residents soon faced new challenges. Homeowners received notices suggesting changes to the park's seniors-only policy and potential closure. The most alarming was a notice of rent increases ranging from 109% to 159%, a substantial burden for many residents living on fixed incomes.



Youngstown residents watching the arbitration hearing

The park's ownership argued that the rent control laws are unconstitutional and hinder their right to a reasonable investment return. In response, the residents are preparing for another arbitration, with generously donated legal support.

This issue isn't isolated to Youngstown; Little Woods Mobile Villa is facing similar rent increase proposals. Both situations have triggered mandatory arbitration processes, requiring park owners to justify the increases. These cases could influence future decisions regarding rent control laws and mobile home park residency.

(continued on page 4)

The SCMOA Report
Is published quarterly by
THE SONOMA COUNTY
MOBILEHOME OWNERS'
ASSOCIATION, INC.
Phone (707) 696-5077

BOARD OF DIRECTORS

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VICE PRESIDENT:
John Kyle(415) 341-2463
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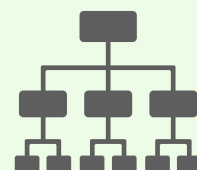
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MEMBERSHIP COMMITTEE

Dan Drummond(707) 696-5077

EDITOR

John Kyle(415) 341-2463



Redwood Credit Union
Financial Statement
December 31, 2023

Business Checking

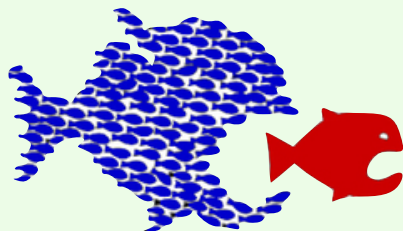
Ending Balance 9/30/2023	10,751.56
Beginning Balance 10/1/2023	10,751.56
Transfers to Legal (MM)	0.00
Deposits Dues & Legal	0.00
CA Franchise Tax	0.00
Membership Expense	0.00
Postage/Office Supplies	0.00
2023 CARA Dues	0.00
Office Supplies	0.00
Bank Fees	0.00
Returned Dues Check	0.00
GSMOL 60th Birthday	0.00
Ending Balance 12/31/2023	10,751.56

Money Market (Legal)

Ending Balance 9/30/2023	5,624.08
Beginning Balance 10/1/2023	5,624.08
Legal Donations	0.00
Dividends	14.91
Transfer to Checking	0.00
Ending Balance 12/31/2023	5,638.99

Business Share

Ending Balance 9/30/2023	106.25
Beginning Balance 10/1/2023	106.25
Dividends	0.04
Ending Balance 12/31/2023	106.29



MINUTES, SCMOA MEETING via Zoom® 11/4//23

Call to Order
Meeting recording will begin at 1:30 pm
Pledge to Flag
Presidents Greeting
Meeting Minutes 8/5/2023 seconded & approved
Treasurer's & Membership Reports accepted & filed

Agenda:

1. OPEN MIC: Park reports from members and guests
2. Review meeting minutes and treasurer's report.
3. Review GSMOL legislation results and discuss the CPI: August 3.4% and October 2.8%.
4. Overview of ordinance updates.
5. Formation of a nominating committee for the 2024 board elections: President, Treasurer & Trustee
6. Review GSMOL 2023 legislation MRLPP Renewal, Water Fee Limits, M H Rent Cap
7. Review of County and Local RSO ordinances Discussion of County Ordinance revision
8. Committee Reports: None
9. New Business: None

Announcements:

Next 4th Friday Mobilehome Owners Luncheon: Friday Jan 26, 2024 @ 11:45 am, on Zoom only

Next SCMOA Board meeting: Mon Jan 15, 2024 @ 4:30 pm

Next Membership meeting: Sat Feb 3, 2024 @ 1:30 pm

SCMOA online history <https://tinyurl.com/SCMOA-History>
(Download video files before watching for best viewing) e
Motion to Adjourn @ 3:00p

In Attendance: SCMOA Board: Dan, and Members: David, Roberta, Dick, Mark, Bill, Missy, Hal, Lisa, Marilyn, and Susan via Zoom®

(Trouble In Petaluma, cont. from page 2)

The situation has caused significant concern among the senior residents, many of whom are worried about their financial stability and housing security. As they face these challenges, the broader issue of affordable housing and tenant rights in the face of real estate changes becomes increasingly prominent.

Bilingual Mobilehome Rights Training in Sonoma Valley



Pictured: Mark Abel presents recent legislation

On a Thursday night in late November, it was standing room only at the Center for People Power on HWY 12. Folks gathered to learn about the updated provision of the County’s ordinance:

- Reduced rate of increase from 100% CPI to 70% CPI
- Reduced annual rent cap from 6% to 4%
- Vacancy rate to 5% (down from proposed 10%)
- All notifications will be in English and Spanish
- Creation of a rent roll
- State laws affecting homeowners

Host: Mario Castillo, Sonoma Valley Housing Group Chair. Sponsors of the November 30 training: California Rural Legal Assistance, Sonoma Valley Housing Group, Sonoma Valley GSMOL, SCMOA and CPP Center for People Power. Thank you, SV Collaborative

County Mobilehome Ordinance:
[SC-Ordinance-6450.pdf](#)

Frequently Asked Questions:
[FAQ: Sonoma County Space Rent Stabilization](#)



Mobilehome Owner’s Luncheon

For all Sonoma County

4th Friday of every month

Next Meeting: Feb 23

The Boulevard Café
 1096 Petaluma Blvd. N.
 Meeting starts at 11:45a
 Come earlier to find a seat,
 network, and eat.

[or Click this link to attend via Zoom®](#)

Future Meetings:
 Mar 22, Apr 26 & May 24

Please Click Image Below For Sonoma County Vaccine Information



Meeting Agenda: Saturday, February 3, 2023

Call to Order: Meeting recording will begin at 1:30 pm

Pledge to Flag

Presidents Greeting

Meeting Minutes

Treasurer Report

Topics

1. OPEN MIC: Park reports from members and guests
2. New GSMOL 2024 legislation
3. SF CPI % for Dec 2023 – 3.4%
4. Local ordinance updates
5. Nominating Committee for 2024 SCMOA Board
6. Bylaws change proposal
7. SCMOA Committee reports

Announcements

- 4th Friday Mobilehome Owners Luncheon at Petaluma's Boulevard Café is scheduled to return on [Zoom® Feb 23, 2024](#) @ 11:45 am
- Next SCMOA Board meeting: Monday Apr 15, 2024 @ 4:30 pm
- Next Membership meeting: Saturday May 4, 2024 @ 1:30 pm
- California Alliance for Retired Americans (CARA)
- SCMOA online history <https://tinyurl.com/SCMOA-History>
(Download video files before watching for best viewing experience.)

Adjournment

Thank you, Barber Insurance Agency!
...for the ongoing complimentary printing of this newsletter.

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Sonoma County Mobilehome Owners' Assn. Inc.
Protecting our Rights and Lifestyle

We are here to support you. Please join us!

This year more than ever, your membership can help turn the tides toward the preservation of our manufactured home communities. *With communication, education, and integrity we want you to know ...we're working on your behalf.*

- ★ Actively listen to homeowner issues
- ★ Work to help pass protective legislation
- ★ Advocate for your needs with local government
- ★ Provide perspectives on MHPs in Sonoma County
- ★ Help residents confronting unreasonable fee and rent increases or park conversion



Membership meetings are held quarterly on the first Saturday of February, May, August, and November at different parks around the County. Please visit our website SCMOA.org for more information. As a regional coalition, we promote the goals of the Golden State Manufactured-Home Owners League (GSMOL).

Our increased unity at local and state levels has attracted the support of powerful allies such as AARP, NAACP, Council on Aging and CA Association of Cities.

Please call Dan at 707-696-5077 if you have any questions.

Move forward with us!

Send your completed application to our Treasurer at
SCMOA, 14 Hacienda Dr., Sonoma CA 95476

Sonoma County Mobilehome Owners' Assn. Inc.
Membership Application

Name: _____ *Park:* _____

Address: _____

** Email:* _____ *Phone:* _____

** Your email address is required for timely communications and to reduce postal expenses.*

∞ Thank You ∞