

THE SCMOA REPORT

Protecting Our Rights and Lifestyle with Education, Communication and Integrity



Next Meeting

**Saturday, May 5
Rancho Grande
5099 Snyder Lane
Rohnert Park CA**

Meeting begins @ 1:30 pm

DIRECTIONS

From Petaluma: N. 101 to Exit 483. Rohnert Pk Exwy 1.4 mi. Left on Snyder Ln. .5 mi. Left into Rancho Grande. Parking lot is on the left.

From Santa Rosa: S. 101 to Exit 484A. Left on Golf Course Dr. 1.1 mi. Right on Country Club Dr. Left on Eleanor Av. Right on Snyder Ln. .6 mi. Right into Rancho Grande. Parking lot is on the left.

From Sonoma: CA 116 W to Old Adobe Rd. Keep Right @ Frates to stay on Old Adobe Rd. 5.8 mi. Right on Petaluma Hill Rd 3.8 mi. Left on Keiser 1 mi. Left on Snyder Ln. .5 mi. Right into Rancho Grande. Parking lot is on the left.

President's Message

Spring greetings to all, and heartfelt wishes for this to be a time of renewal. We're pleased to find our county displaying new greenery and fairly full reservoirs.

Our organization continues to progress, armed with revised Bylaws and a brand new SCMOA.org website. Remember, this is your website, you are invited not just to visit, but also to send in contributions, announcements, and individual park news. Please send to Secretary Karilee Shames (haloshames@gmail.com). I envision this as a means for greater communication and better mutual support.

Our upcoming meeting at Rancho Grande MHP will include a vote for officers to serve the next two years. Please attend this important meeting. Bring a friend or two with you. Consider having your park host a SCMOA meeting in the future. If the meeting is at your park, you won't have to drive anywhere to attend. Please contact our treasurer, Diana Wright, to sign up.

Interim Vice-President, Dan Drummond, is continuing the project of identifying a SCMOA contact at each park in our county. If you or someone you know could be our 'eyes and ears on the ground', please contact Dan. This is a good way for everyone to stay informed. If a county-wide mobile home issue comes up, it's a good way to quickly spread the word.

We'd like to begin distributing our newsletter mostly by email and posting it to our website. Look forward to discussing, at upcoming meetings, the best way to implement this change without leaving any of our members behind due to technological issues.

Journey's End mobile home park was largely destroyed in the October fire. Many residents lost their homes, and the park will not be rebuilt. Linda Adrian, president of the Santa Rosa Mobilehome Owners Association, was one of those seriously affected. She's looking for someone to help her with that organization. If you can help, please notify our Secretary.

We're looking for members to join our communications committee. We'd like to establish contact with the mobilehome associations of other counties. We all face similar problems. Solutions by our sister organizations to these challenges would be useful to us. If you can help this outreach effort, please let membership coordinator, Diana Wright, know of your availability.

Richard Shames, SCMOA President

Helping Our Medocino Neighbors

Representatives from Wagon Wheel and Valley Oaks parks traveled approximately 200 miles round-trip to Petaluma March 10th where they met with residents of local mobilehome parks to develop a statewide strategy for dealing with “predatory park owners.”

The GSMOL luncheon was chaired by Regional Manager Karilee Shames who has been helping Willits resident leaders Cheryl Abney and Teresa Cordova in the wake of management company BoaVida Communities’ taking over the Willits parks last year.

In late February, the Willits City Council voted to form an ad hoc committee to work out a resolution for rent and lease disputes with a June 20 deadline. Should they fail to reach a resolution, the council will then explore the possibility of a rent stabilization ordinance similar to Ukiah and nearby counties.

Several speakers during the Feb. 28 meeting said a lot of low-income residents had been coerced and threatened into signing long-term, 20- and 25-year leases.



The leases being used by BoaVida are the same 21-page basic leases that Kort & Scott Financial Group uses. One late rent payment and the lease is null and void and residents can find themselves in trouble.

There's no cap on the percentage of rent raises. The park can be quickly emptied for land development just by jacking up the rents, a minimum raise of 6 percent annually means the space rent will double in 12 years leading to increased chances of home confiscations. An addendum to the lease gives the park owner the right of first refusal to purchase the home.

Shames said:“The story of Willits is the story of many of our parks up and down the state,” she said. “As long as they can pick them off one at a time nobody knows how to fight back. We have to have somebody willing to say, this is wrong, we must deal with it. We've got to have people who are willing to fight.”

She said BoaVida Communities “Suck the life out of communities and they suck up people's homes because they want to make more money and they don't care where people go.”

The SCMOA Report
Is published quarterly by
THE SONOMA COUNTY
MOBILEHOME OWNERS'
ASSOCIATION, INC.
Phone (707) 824-1684

BOARD OF DIRECTORS

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VICE PRESIDENT:
Dan Drummond(707) 573-0410
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Karilee Shames(707) 293-8007
TREASURER:
Diana Wright(707) 623-9202

PARK REPRESENTATIVES

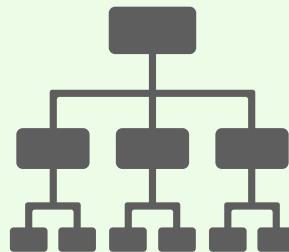
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Theresa Eaton(707) 793-0490
WOODCREST
Norma Austin(707) 545-7310

MEMBERSHIP COMMITTEE

Diana Wright(707) 623-9202

EDITOR

John Kyle(415) 341-2463



Redwood Credit Union
Financial Statement
March 31, 2018

Business Checking

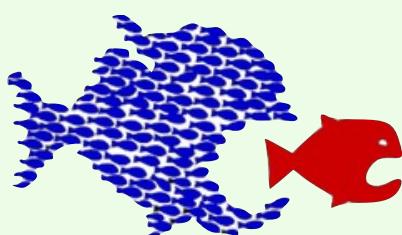
Ending Balance 1/31/18	6,172.52
Beginning Balance 2/1/18	6,172.52
Money Market Transfers	0.00
Dues Deposits	671.00
CA Franchise Tax	20.00
Membership Expense	0.00
Postage	0.00
Office Supplies	0.00
Bank Fees	0.00
NSF Check	0.00
	0.00
Ending Balance 3/31/18	6,843.52

Money Market (Legal)

Ending Balance 1/31/18	3,251.19
Beginning Balance 2/1/18	3,251.19
Legal Donations	65.00
Dividends	2.39
Transfer to Checking	0.00
Ending Balance 3/31/18	3,318.58

Business Share

Ending Balance 1/31/18	105.55
Beginning Balance 2/1/18	105.55
Dividends	0.03
Ending Balance 3/31/18	105.58



Minutes, February 5, 2018

Meeting called to order at 1:35 pm

Treasurer's Report approved as presented.

Committee Reports:

Education - Goal is to have rep in each of 77 MHP's.

Communications - working toward phone tree

Organization - getting folks to join

Legislative - monitoring new laws

Dan Drummond is creating a spreadsheet of Sonoma Co. parks to develop contacts within each park.

GSMOL Report: Karilee Shames stepped down as Zone A-1 VP, after inspiring Patti Rose of Humboldt County to take over. Patti was installed in January, and displays a tremendous gift to hear members and leaders. Patti also works with MHAction, a national mobilehome advocacy group.

The new GSMOL President is Michelle Smith of Placerville. We wish her the very best.

Bylaws revision summary presented, motion to adopt revision passed. Printed copies at future meetings and web site.

Nominating Committee selected acting VP Dan Drummond to be voted upon At May meeting.

Discussion to reinstate zoning as MHP in Sonoma Co. It was shared that Rohnert Park and Santa Rosa have senior overlays. members are encouraged to attend Sonoma Supervisors' meetings.

CDC has a new general plan. We continue to seek greater protections for MH residents.

Zuniga presented her creation of our new website, check it out! <http://www.SCMOA.org> Thanks Zuniga!

Meeting adjourned 2:45 pm



The Trouble With Leases

All manufactured homeowners should be aware that a long-term lease for the site of their home is a complex legal document requiring careful review and/or legal advice. While leases may appear to be offering desirable homeowner security, long-term leases overwhelmingly benefit park owners by circumventing local rent ordinances, leaving each homeowner to negotiate terms on their own. Rent clauses can be buried throughout the document and other lease provisions may transfer park maintenance responsibilities to the homeowner or waive the homeowner's right to sue in a court of law. Rent spikes during the lease period can quickly lead to unaffordability and abandonment.

Long-term leases also affect the resale value of the home. The lease goes with the home at sale, and is considered less desirable than a home covered by a local ordinance governing rent increases. The home loses value as space rent escalates, so the seller may be forced to take a loss. Here's a handy equation worthy of a double take: Each additional \$100 in space rent results in \$10,000 reduction in resale value. In summary, long term leases:

- Eliminate local rent ordinances protections.
- Contain hidden rent increases throughout.
- May transfer park maintenance costs to homeowner.
- Can quickly lead to unaffordability due to rent spikes.
- Affect home value, may force the seller to take a loss.

A long term lease overwhelmingly benefits the park owners by exempting the space from local rent ordinances and leaving each homeowner to negotiate on their own; without the benefit of the neighbors working in unity for the common good.

Negotiating a long-term lease puts the homeowner in an unequal bargaining position. A homeowner should never go it alone. If a homeowner feels they are being rushed, or, if management refuses to provide copies to take away and review before signing, the homeowner should make notes of the meeting and contact their park leaders and GSMOL.

Long-term leases are complex legal documents that nullify rent control, reduce the resale value of your home and override homeowner rights under the California MRL (Mobilehome Residency Laws). It is advised that homeowners resist undue pressure to sign a lease before having time to review and consult with an attorney.

Next GSMOL Luncheon

Saturday, July 14
Boulevard Café
1096 Petaluma Blvd. N.
Petaluma, CA

Lunch on your tab 11:00-Noon
Meeting Noon-1:30

Bob Fleak's Mobilehome Owner's Lunch

Fourth Friday of the Month
Boulevard Café
1096 Petaluma Blvd. N.
Petaluma, CA

Meeting starts at Noon
Come earlier to find a space
and have time to eat
\$1.00 Donation
(does not include lunch)

SCMOA Membership Report

Month	New	Renew
February	2	38
March	1	20
Active Members	343	
Inactive Members	24	
Expiration Notices	0	
Archived Status	10	
Delinquent Notices Sent:		
Feb. 15, Mar. 6		

SONOMA COUNTY MOBILEHOME OWNERS ASSOCIATION, INC.

USE THIS FORM ONLY IF YOU ARE A NEW MEMBER, OR ARE DUE TO RENEW NOW.

TIME TO RENEW? CHECK THE "DUE BY" DATE ON YOUR MAILING LABEL IN THIS NEWSLETTER.

NEW MEMBERSHIP APPLICATION

RENEWAL

NAME _____ PHONE _____

ADDRESS _____

CITY, STATE, ZIP _____

PARK _____

CHECK TOTAL \$ _____ DUES \$ _____ LEGAL FUND \$ _____

EMAIL ADDRESS _____

Dues are \$10 per household for 12 months.

Send your check payable to SCMOA, along with this completed form, to:

SCMOA, 380 Circulo La Cruz, Rohnert Park, CA 94928-1956

**Do not allow this to be your last newsletter**

If your membership is about to expire, please renew before
May 5, 2018 to receive the next issue of the **SCMOA Report**.

Your expiration date is shown above your name
on the address label of this newsletter.

If your label shows you to be due either now or soon, we urge you to renew your membership in SCMOA, using the above form. We need your support for the important work that SCMOA will be doing to help fight attempts to convert our manufactured homes to condos, remove rent control, and to restore effective local planning controls.



If dues remain unpaid, we will have to remove you from our active membership list. We hope you will continue to support our collective efforts to protect our communities!

We look forward to hearing from you!

Sonoma County
MobileHome
Owners' Association, Inc.
380 Circulo La Cruz
Rohnert Park CA 94928-1956
Address service requested.

Your membership expiration date
is on the address label



Next General Meeting
Saturday, May 5th @ 1:30p
Rancho Grande
5099 Snyder Lane
Rohnert Park CA

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...for the ongoing complimentary printing of this newsletter.

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