

# THE SCMOA REPORT

Protecting Our Rights and Lifestyle with Education, Communication and Integrity



## Next Meeting

Saturday, May 6 @ 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: May 6](#)

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

SCMOA hopes you're having a nice warm Spring and are enjoying some sunshine after the cold rainy winter.

At this time, please **DO NOT RENEW** your SCMOA Membership. With the recent increases in costs due to inflation, we are holding off restarting renewals since the pandemic. No one's membership will expire until we once again begin to send out notices asking for your support by renewing your SCMOA membership.

Our invaluable GSMOL lobbyist and attorney are busy working hard on our behalf. Legislation for 2023 has met with resistance which has led to compromises. GSMOL is our offense and defense at the state level, so your GSMOL memberships are more important than ever in supporting their efforts as the legislature's July 15th Summer Recess approaches. They'll reconvene on August 14th and all bills will need to be passed by the end of their daily session on September 14th. So, please signup or renew at [GSMOL.org](#) to aid the cause.

At our May 6th Membership meeting we will give an update on 2023 GSMOL legislation, look at the latest trend in the SF CPI, hold the 2023 SCMOA election, review the Bylaws Committee update, discuss the push to update the rent control ordinances of Sonoma County, Petaluma, Sebastopol, Cotati, and Healdsburg, and take any reports from parks around the County.

Windsor has joined Santa Rosa in updating their RSO to lower the allowable yearly rent adjustment, and park owners received a large vacancy control space rent increase following in-place transfers of mobile homes sold to new owners. In other news, the Santa Rosa MH Owners Association is still working on trying to help the residents of the five MHPs who received a 5.7% space rent increase on 1/1/2023 before the new SR ordinance, with a cap of 4%, became law on January 6th. And the bad faith owners of Carriage Court are in the process of switching from a senior to an all-age park.

For the convenience of many, we shall continue to meet using Zoom. But if you would like to attend an in-person meeting, please try our 4th Friday Mobilehome Owners Luncheon at Petaluma's Boulevard Café. Networking and no-host lunch begin at 11 am, with the meeting getting underway at about 11:45 am. You may also attend the luncheon in our Zoom room at around 11:30 am.

Thank You and take care.

~ Dan J Drummond, SCMOA President

## 4th FRIDAY MOBILEHOME OWNERS LUNCH

The 4th Friday Mobilehome Owner’s meeting in Petaluma has become the center of education and activism for Sonoma County residents. This meeting is Bob Fleak’s enduring legacy. In his time, it was called the President’s meeting and served to disseminate information to homeowners. With his passing the Executive Board of the Sonoma County Mobilehome Owners Association (SCMOA) assumed a leadership role. Under their direction the meeting has expanded its function and its accessibility.

Access has been expanded by making this a hybrid meeting, one that takes place both in-person and on Zoom®. The pandemic has made us all more able to use video conferencing. This enables those who can’t be there physically to attend and participate.



Recent meetings have included presentations by a representative of the CA Dept. of Weights and measures and Sonoma County Legal Aid attorney Margret DeMatteo. There was also a panel discussion of Santa Rosa’s RSO revision: how it was done, its benefits and problems.

In April, the meeting was devoted Petaluma’s ongoing campaign to update their Rent Stabilization Ordinance. Janice Cader Thompson, Petaluma’s Vice Mayor answered questions on progress and process.

For defending and improving your Mobilehome rights, this is the meeting to attend. It is held on the 4th (which is not always the last), Friday of the month.

The next meeting will be on May 26th. If you’d like to attend in person, doors open at 11:00 for networking and lunch. The Zoom® session starts at 11:30 for those checking in remotely. The meeting, for all, begins at 11:45.

The Boulevard Café is at 1096 Petaluma Blvd. N.

The Zoom® Link is: [4th Friday Meeting](#)

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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### PARK REPRESENTATIVES

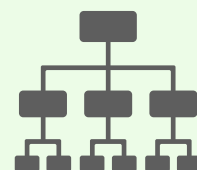
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### MEMBERSHIP COMMITTEE

Dan Drummond .....(707) 696-5077

### EDITOR

John Kyle .....(415) 341-2463



Redwood Credit Union  
Financial Statement  
March 31, 2023

Business Checking

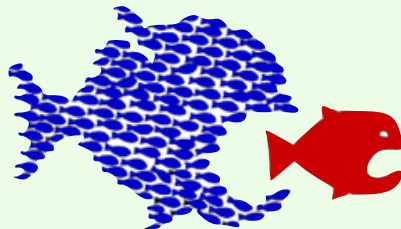
Ending Balance 12/31/22	11,731.56
Beginning Balance 1/1/23	11,731.56
Transfers to Legal (MM)	0.00
Deposits Dues & Legal	0.00
CA Franchise Tax	0.00
Membership Expense	0.00
Postage/Office Supplies	0.00
2022 CARA Dues	0.00
Office Supplies	0.00
Bank Fees	0.00
Returned Dues Check	0.00
GSMOL 60th Birthday	(1000.00)
Ending Balance 3/31/2023	10,731.56

Money Market (Legal)

Ending Balance 12/31/22	5,456.74
Beginning Balance 1/1/23	5,456.74
Legal Donations	0.00
Dividends	9.38
Transfer to Checking	0.00
Ending Balance 3/31/2023	5,466.12

Business Share

Ending Balance 12/31/22	106.13
Beginning Balance 1/1/23	106.13
Dividends	0.04
Ending Balance 3/31/2023	106.17



**MINUTES, SCMOA MEETING via Zoom® 2/4/23**

Call to Order  
Meeting recording will begin at 1:30 pm  
Pledge to Flag  
Presidents Greeting  
Meeting Minutes 11/22 seconded & approved  
Treasurer / Membership Report accepted & filed  
Topics

1. OPEN MIC: Park reports from members and guests  
New Member – Susan Mill Seven Flags
2. New GSMOL 2023 legislation  
New Bill: MRLPP Renewal
3. SF CPI % for Dec 2022 – 4.9%
4. Status of SR Rent Control Ordinance update & Rental Assistance program-
5. Strategies for updating your local ordinance
6. Nominating Committee for 2023 election
7. Revision (Bylaws) Committee  
John Kyle, Dan Drummond, Eshawn Zuniga
8. Committee Reports

Communication: SCMOA.ORG, SCMOA Report  
Motion and Vote to sign on to DeMatteo letter – Passed  
New Business:

John Kyle giving notice of Bylaw amendment  
Announcements: Meeting Video will be on Website  
Motion to Adjourn

In Attendance: SCMOA Board: Dan, John, Ann, Eshawn and Members: Hal Forman, Marilyn Madrone, Deb Thayer, Mark Abel, Sheri Feinstein, John Kyle, Dick Heine, Eshawn Zuniga, Dave Barry, Shawn Powell, Rich Shames, Ann Colichidas, Chris Parker, Larry Needleman, Lisa Davis, Marti Kashuba, Roberta Johns via Zoom®

SCMOA online history <https://tinyurl.com/SCMOA-History>

## 2023 Legislation

### **AB 318 (Addis) Mobilehome Residency Law Protection Act**

This bill will now extend 3 years to pilot phase of the the Mobilehome Resident Law Program Program (MRLPP). In 2018, the state enacted the Mobilehome Residency Law Act (AB 3066), which amended the Health and Safety Code to establish the Mobilehome Residency Law Protection Program (MRLPP), a five-year pilot program, housed within the HCD to help coordinate the resolution of complaints from homeowners relating to the Mobilehome Residency Law (MRL).

[Read bill here](#)

In Assembly Appropriations Committee (Fiscal Committee).

### **AB 604 (Lee) Mobilehome Parks: Water Utility Charges**

This bill would provide that the limitations on charges and fees in connection with water utility service apply to all management that elects to separately bill water utility service to homeowners, including where the water purveyor or the mobilehome park is subject to the jurisdiction, control, or regulation of the commission.

[Read bill here](#)

Passed the Assembly. Now in the Senate awaiting Committee assignment.

### **SB 567 (Durazo) Tenancy**

The bill was amended in Senate Judiciary Committee to delete all provision related to the rent cap. Other parts of the bill related to evictions still remain.

Tenants could not be evicted unless the renovations would take at least 60 days and would be necessary for health and safety reasons. A landlord evicting a tenant to occupy the unit or to rent the housing to a relative must facilitate the move-in within three months. The landlord or relative also must live in the unit for at least three years, to prevent the unit from being put back on the market at a higher price.

The bill would also expand existing protections to include tenants in single-family homes and condos, as well as mobile home owners, all of whom are currently excluded.

[Read bill here](#)

In Senate Appropriations Committee (Fiscal Committee).



## Mobilehome Owner's Lunch

4th Friday of every month:

The next meeting will  
be on April 28 @

The Boulevard Café  
1096 Petaluma Blvd. N.

Meeting starts at Noon

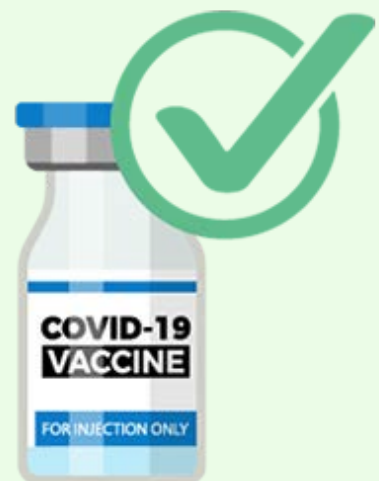
Come earlier to find a seat,  
network, and eat.

\$3.00 Donation

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

Future Meetings  
May 26, Jun 23 & Jul 28

**Please Click  
Image Below For  
Sonoma County Vaccine  
Information**



Meeting Agenda: Saturday, May 6, 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. Review GSMOL 2023 legislation
3. SF CPI % for Feb 2023 – 5.3%
4. SCMOA 2023 election
5. Bylaws Committee update
6. Your local ordinances
7. SCMOA Committee reports

Announcements

- 4th Friday Mobilehome Owners Luncheon at Petaluma's Boulevard Café:  
Friday May 26, 2023 @ 11:45 am
- Next SCMOA Board meeting: Monday July 17, 2023 @ 4:30 pm
- Next Membership meeting: Saturday Aug 5, 2023 @ 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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**Barber Specializes in Factory-Built Home Insurance**  
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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 Drummond at 707-696-5077  
if you have any questions.*

***Move forward with us!***

Your \$10 membership dues are good for one year.

Send your check (payable to: SCMOA) and this attached application to our Treasurer at  
**SCMOA, 82 Oakcreek Ct, Santa Rosa, CA 95409**

Sonoma County Mobilehome Owners' Assn. Inc.  
Membership Application

Date: \_\_\_\_\_ *Renewal or New-Membership (please circle one)*  
 Name: \_\_\_\_\_ Park: \_\_\_\_\_  
 Address: \_\_\_\_\_  
 \* Email: \_\_\_\_\_ Phone: \_\_\_\_\_

Amount enclosed for Dues: \$ \_\_\_\_\_ Legal Assistance Fund: \$ \_\_\_\_\_

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

∞ Thank You ∞