

# THE SCMOA REPORT

Protecting Our Rights and Lifestyle with Education, Communication and Integrity



## Next Meeting

Saturday, Nov. 7 @ 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: November 7](#)

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

## Presidents' Messages

As I report to you from early October, I need to take a DEEP BREATH, and at last I can! We've had quite a bit to deal with since our August SCMOA meeting via Zoom. I hope all of you were spared any catastrophic damage.

After a heatwave beginning 8/13, with the first three days all over 100°, more trouble came in the form of severe thunder and lightning storms, which lit major wildfires in our county and nearby regions. As we endured the smoke, ash, and orange skies from those fires, on Fri 9/4, another heatwave began, the last three days all around 110°! Then many of us experienced PG&E Public Safety Power Shutoffs and rotating outages.

My hope of everything settling down for the remainder of September went up in smoke and flames on the evening of 9/27 as embers from the Glass wildfire blew towards Santa Rosa's Rincon Valley and my home in Brookwood Park. The blaze came within 2-3 football fields and the embers that fell on Brookwood didn't catch fire. Thankfully, Brookwood and the other three MHPs in Rincon Valley were spared.

I want to thank the new SCMOA Board, Vice President John Kyle, Treasurer Randy Smith, Secretary Linda Bruce, and Trustee Bob Bruce for their time, efforts, and patience in waiting for me to recover from my fight-or-flight response.

This year has been repeatedly stressful for all of us. From the constant threat of catching COVID-19; to sheltering in place; to no mass social gatherings; to swimming pools and clubhouses being closed; to heatwaves; to the first round of wildfires, smoke and ash; to the second round of wildfires, smoke and ash; it's been a very stressful year! And all of that is on top of personal sorrows many of us have experienced this year.

These stressful situations trigger the acute stress response (fight-or-flight response) we've continued to experience all year. But after we experience stress, our nervous systems activate the rest-and-digest response to return the body to a more balanced and peaceful state. But with so much stress this year, many of us, are having a harder time returning to that more balanced and peaceful state. A doctor recently told me that the key is rest. He told me that sleeping in late is good for us right now. And if you can't sleep in late, take naps whenever you get a chance. And try not to worry, we will return to a more normal state sooner or later, one way or another.

On a more positive note, GSMOL was able to pass into law more protections, and the 2020 June and August CPIs, which the County and Santa Rosa's rent control ordinances use, both came in at 1.6%, the lowest in ten years!

I hope you can make our November 7th SCMOA Membership meeting, via Zoom, to hear and share information on these and other topics of interest to residents of Sonoma County MHPs.

Dan Drummond, SCMOA President

### Three Motions

The Executive Board of SCMOA met via Zoom® on Monday October 12th to discuss the current state of the organization and ways to improve it. The result was that the Board drafted three motions that it will present, and put to the membership for a vote, at the upcoming November 7th general meeting. Here are those motions along with a brief discussion of each:

**Motion #1**

The memberships of all members in good standing as of January 1, 2020 are hereby extended for an additional year; no dues will be charged for this additional year.

What this means is that if you currently owe dues your membership will be renewed and you will not have to pay for another year. If you have paid dues anytime within 2020 you will not be liable for dues until that date in 2022. Our treasury is in very good shape and the Board felt that and that relieving the membership of this small burden and keeping our numbers at the current level was the best course to take while we navigate our way through this pandemic.

**Motion #2**

Dues are to be paid on the 1st day of the quarter in which the member originally joined SCMOA. The quarters will begin in February, May, August and November.

Currently members are charged on the anniversary of the date they originally joined. This creates literally hundreds of billing dates for our Treasurer, and collecting dues is a constant job. By reducing the dates to quarterly, the same responsibility becomes an easily managed, periodic task.

**Motion #3**

Starting on July 1, 2021 communications from the SCMOA Board and the distribution of the SCMOA Report will be through electronic media only.

SCMOA exists for two basic reasons. One is to pool our collective influence on county and state issues pertaining to mobile homes. The other is to educate and empower our members. On legislative matters we often have only days to rally our membership to send letters, make phone calls, or email their representatives. Email and Text are the best way to notify our members. Educational materials can be large and are subject to being frequently updated. Attaching documents to emails or linking to resources through the SCMOA Report is the optimum way to distribute this information to our membership.

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

**BOARD OF DIRECTORS**

PRESIDENT:  
Dan Drummond .....(707) 696-5077  
VICE PRESIDENT:  
John Kyle .....(415) 341-2463  
SECRETARY:  
Linda Bruce .....(650) 678-4121  
TREASURER:  
Randy Smith .....(707) 769-9677  
TRUSTEE:  
Robert Bruce.....(650) 678-4122

**PARK REPRESENTATIVES**

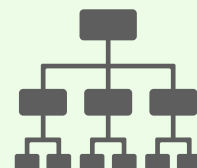
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Dorothy Morgan .....(707) 779-9019  
FIRCREST  
Richard Shames.....(707) 861-9253  
PUEBLO SERENA  
Carol Werner .....(707) 935-1235  
RANCHO GRANDE  
Diana Wright .....(707) 623-9202  
SEVEN FLAGS  
Kitty Wallace .....(415) 223-6655  
COTTAGES OF PETALUMA  
Bill Donahue.....(707) 765-2556  
SANTA ROSA ESTATES  
Bettie Strubbe.....(707) 584-8725  
SIERRA  
Theresa Eaton .....(707) 793-0490  
SONOMA OAKS  
Brenda Bowman .....(707) 996-2794

**MEMBERSHIP COMMITTEE**

Randy Smith .....(707) 769-9677

**EDITOR**

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



Redwood Credit Union  
Financial Statement  
September 30, 2020

Business Checking

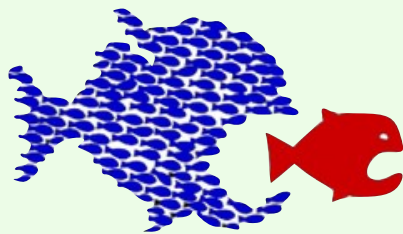
Ending Balance 7/31/20	10,492.60
Beginning Balance 8/1/20	10,492.60
Money Market Transfers	0.00
Dues Deposits	390.00
CA Franchise Tax	0.00
Membership Expense	0.00
Postage	0.00
Office Supplies	0.00
Education Comm. Expenses	0.00
CARA Affiliation Fee	0.00
NSF Check	0.00
Website Maintenance	0.00
Ending Balance 9/30/20	10,882.60

Money Market (Legal)

Ending Balance 7/31/20	4,799.24
Beginning Balance 8/1/20	4,799.24
Legal Donations	35.00
Dividends	3.47
Transfer to Checking	0.00
Ending Balance 9/30/20	4,837.71

Business Share

Ending Balance 7/31/20	105.84
Beginning Balance 8/1/20	105.84
Dividends	0.00
Ending Balance 9/30/20	105.84



**MINUTES - SCMOA MEETING via Zoom® 8/1/20**

Pledge to Flag  
 Presidents Greeting  
 Installation of New Board:  
 Dan Drummond - President  
 John Kyle - Vice President  
 Linda Bruce- Secretary  
 Randy Smith - Treasurer  
 Robert Bruce - Trustee  
 Approval of Minutes  
 Approval of Treasurer’s report  
 Committee Reports  
 Education - Donna Eccles  
 Nothing to report because of Covid-19  
 Organization & Communications - Dan Drummond  
 285 Active members, we need to get more people signed up.  
 John said we need to get more people online. Need more organizational work  
 Legislation - Ann Colichidas  
 Mobile home Residency Law Protection Program is available to us and is free but first step is to work with Park Owners.  
 Discussed GSMOL Bills:  
 SB 915, SB 999: Removes long term lease loophole)  
 SB117: Pass through gas & electric savings  
 AB 2690: RSO exemptions  
 AB 2782: Conversion of MHP  
 AB2895: Rent MAX 10%  
 Old Business - Sonoma County’s RSO increase: 10 yr low!  
 Closure of Oaks Trailer Pearl - John Kyle said that changing the Zoning is what is significant.  
 New Business - Sonoma County Area Agency on Aging (707- 565- 4636)  
 Dan Drummond asked what does everyone think about the ZOOM Meeting?  
 Announcements - Next Meeting is November 7  
 Adjournment

## One Bill, Two Victories

At the end of this year's legislative session, AB 2782 (Stone) was combined with SB 999 (Umberg). The bill passed and sent to the governor who signed it immediately. It will take effect on January 1, 2021. This bill will benefit mobilehome owners in two big and important ways:

AB 2782 will now require park owners to compensate displaced residents by paying fair market value for their homes where the resident(s) cannot be relocated to another mobilehome park. The right to be compensated for one's home equity is thus made a guaranteed provision in State law, which pre-empts any local conversion ordinance. Two important provisions have been added:

- Prohibits a local jurisdiction (City or County) from approving a change of use of the park unless there is a finding that the closure or conversion will not result in a shortage of affordable housing within the local jurisdiction; and
- Requires the park owner to pay for, and include in any Conversion Impact Report, an appraisal of the resident's mobilehome prepared by a state-certified appraiser that determines its (in-place) market value for purposes of calculating the fair market value "buy out".

Rental agreements longer than 12 months are usually referred to as long-term leases and "used to be" exempt from local rent stabilization ordinances. AB 2782 changes that as well:

- Any long-term leases entered into on or after 01/01/2021 are no longer exempt from local rent stabilization ordinances. This means that ALL rental agreements must adhere to the local rent stabilization ordinance. No longer can mobile home park owners charge you more than what the RSO allows.
- Any long-term leases entered into from 02/13/2020 through 12/31/2020 are no longer exempt from local rent stabilization ordinances. The 02/13/2020 is the date the bill was submitted and this was added to prevent park owners from scrambling to lease up as many home owners as they could.
- On 01/01/2025, the law is repealed (removed) and all exemptions expire. This means that all long-term leases entered into on or before 02/12/2020 are no longer exempt from local rent stabilization ordinances. Anyone who has signed a long-term lease before 02/12/2020 will now be protected by the local rent stabilization ordinance of their city or county.

This bill does not make leases null and void. The lease MUST adhere to the local rent stabilization ordinance. For example, if there is a 6% yearly increase in the current lease, that section of the lease is no longer valid. It must match the allowed increases based on the local rent stabilization ordinance.

The bill also prevents mobilehome park owners from removing homes from local rent stabilization ordinances.

### Bob Fleak's Mobilehome Owner's Lunch

Suspended due to COVID-19  
Bob will keep us informed  
when they resume



**WEAR A MASK**

**MY MASK  
PROTECTS YOU**



**YOUR MASK  
PROTECTS ME**

**ONLY TOGETHER CAN WE SAVE LIVES**

**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, 300 Stony Point Rd, Space 220, Petaluma, CA 94952



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

If your membership is about to expire, please renew before  
**Dec. 31, 2020** 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.**

300 Stony Point Rd - Space 220  
Petaluma, CA 94952  
*Address service requested.*

Your membership expiration date  
is on the address label



**Next General Meeting Sat,  
November 7 @ 1:30p  
Zoom Video**

Meeting Code: 853 1401 6861  
Password: 050533

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

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