

THE SCMOA REPORT

Protecting Our Rights and Lifestyle with Education, Communication and Integrity



Next Meeting

Saturday, Nov. 5 @ 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: Nov. 5](#)
 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

Inflation has made this year more difficult for many seniors, especially those struggling to get by on a low income. I hope the 8.7% increase in Social Security for 2023 helps you get by. But if you are paying more than the commonly suggested 30% of your gross income for space rent, as a potential "cost-burdened" household, you may be choosing between the space rent and essentials such as food, utilities, and healthcare. If you live in Santa Rosa, under the city's rental assistance program defined by ordinance Title 6 Chapter 6-64.040, you may be eligible for a space rent subsidy. If you qualify and accept, a lien for the subsidy is placed on your mobilehome along with a provision for payment at a future time when title is transferred. If this program may help you, contact the Santa Rosa City Clerk at (707) 543-3015 for more information about this program for mobilehome park residents.

If you don't live in Santa Rosa, contact your city's clerk to see if they have a rental assistance program for mobilehome park residents, like Santa Rosa. If your park's in an unincorporated area of the county, contact the Sonoma County Community Development Commission.

If you don't like the idea of a lien on your mobilehome, but are struggling financially, you may want to check out SHARE Sonoma County, sharesonomacounty.org, to see if they can help you find a solution by sharing your home with someone matching your needs. This is also a resource for looking for companionship or if you need some basic assistance.

Just as COVID becomes endemic like the Flu, the Flu and cold season begins! We shall continue to meet using Zoom for our November 5th Membership meeting to avoid it becoming some type of spreader event. With the high price of gas, this also saves money and time.

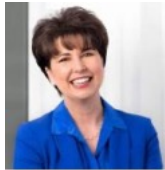
If you have an issue in your park, please attend our Membership meeting on Saturday, November 5th at 1:30 pm. SCMOA is a support group, we strive to help in any way we can. We will cover the current GSMOL legislation, the latest SF CPI, give an update on the Santa Rosa Rent Control Ordinance project to lower the Rent Control CPI and Cap percentages, and more.

As always, SCMOA thanks all of you for your support and participation.

Dan J Drummond, SCMOA President

★★★ Please remember to vote on Tue. Nov. 8 ★★★

2022 GSMOL Sponsored Legislation Signed into Law by Governor Newsom



**SB 869: Senator Connie Leyva
Introduces Legislation
Requiring Training and
Certification of Mobilehome
Park Managers**

Co-Authored by Senator Bill Dodd, would require any person, or person under contract, who is responsible for managing a mobilehome park to complete 18 hours per year of training, including an annual end of year online. Specifically, the training shall include:

- Mobilehome Residency Law
- Rights of homeowners
- Responsibilities of management
- Emergency procedures
- Communication with homeowners
- Title 25 of the California Code of Regulations
- Mobilehome titling and registration
- Applicable vehicle code provisions



**SB 940: Senator John Laird
Introduces Legislation to Allow
Local Mobilehome Rent
Ordinances to Govern**

SB 940 would allow local mobilehome rent regulations to govern a newly added mobilehome space in an existing park regardless of when it was initially held out for rent. The bill also retains an incentive for the building of new mobilehome parks by allowing for a “rolling” 10-year exemption for spaces in those parks, to allow investors to recoup their costs of acquisition and construction



**AB 2031: Assemblyman Alex Lee
Legislation Allows Representatives
of Mobilehome Residents to Attend
Meetings Aligned with California
Governance Values**

Co-Authored by Assembly Member Randy Voepel, ensures residents can bring their representatives, such as an attorney, mobilehome advocate and translator, to meetings with managers and owners.

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

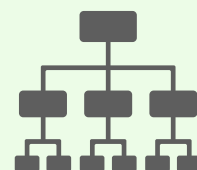
COLONIAL PARK
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SONOMA OAKS
Brenda Bowman(707) 996-2794

MEMBERSHIP COMMITTEE

Dan Drummond(707) 696-5077

EDITOR

John Kyle(415) 341-2463



Redwood Credit Union
Financial Statement
September 30, 2022

Business Checking

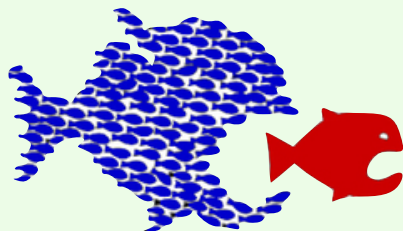
Ending Balance 6/30/2022	11,641.56
Beginning Balance 7/1/2022	11,641.56
Transfers to Legal (MM)	(56.00)
Deposits Dues & Legal	146.00
CA Franchise Tax	0.00
Membership Expense	0.00
Postage/Office Supplies	0.00
Office Supplies	0.00
Bank Fees	0.00
NSF Check	0.00
Website Maintenance	0.00
Ending Balance 9/30/2022	11,731.56

Money Market (Legal)

Ending Balance 6/30/2022	5,360.04
Beginning Balance 7/1/2022	5,360.04
Legal Donations	56.00
Dividends	3.91
Transfer to Checking	0.00
Ending Balance 9/30/2022	5,419.95

Business Share

Ending Balance 6/30/2022	106.07
Beginning Balance 7/1/2022	106.07
Dividends	0.03
Ending Balance 9/30/2022	106.10



MINUTES, SCMOA MEETING via Zoom® 8/6/22

Call to Order: 1:30 pm, Pledge to Flag,
Minutes, Agenda and Treasurer Report: Approved
Q2 Treasurer Report: Filed for audit

Installation of Officers

Dan Drummond, President
Eshawn Zuniga, Trustee

OPEN MIC:

Park reports from members and guests

Fircrest new management has made things for the better,
feeling of community, new atmosphere. Directory
assembled by a homeowner; all things possible

Rent Increase at Fircrest

Pueblo Serena, repaired sidewalks, hot tub repaired,
management responsive, new clubhouse with gym,
driveways, cracks 1½” or more, they are obligated to repair.

Case Status:

Arango vs Penngrove Village: Passthrough did not follow
ordinance, settled July 1.

WMA vs City of SR: State of emergency extensions penal
code 396 limited rent increases 10%. Trial in 2023

Update on amending local rent control ordinances

Santa Rosa defining scope of work, SRMOA recommends
AB 2782 protections.

SF CPI % June 2022 – 6.8%

Update on GSMOL 2022 legislation

SB 869-Park Manager Training

SB 940-new spaces no exemption from RSO

AB 2031-homeowner allowed rep in owner meeting

SCMOA Committee reports

Education – Donna Eccles Resident Reference Folders

Organization – suffering without treasurer

Communication – SCMOA Report John Kyle, printed by

Barber Insurance, Donna – no problem opening emails

Legislation – following GSMOL legislation and local
ordinances!

In Attendance: SCMOA Board: Dan, John, Ann, Eshawn
and fourteen additional members via Zoom®

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

No Sale Without A Decal!



Did you know that owners of mobilehomes built prior to June of 1976 must have a decal on their coach before it can be sold. California Health and Safety Code section 18026 requires that a HUD label or California insignia be affixed prior to offering for sale, rent, or lease.

In the intervening 46 or more years, it's quite possible that yours has been detached or painted over. Fortunately HCD will replace them. Unfortunately it takes time (several weeks) and money (\$83 for single-wides and \$166 for a double). Don't be caught flat footed if you're thinking of selling! Here's the link to the HCD form: <https://www.hcd.ca.gov/manufactured-mobile-home/registration-titling/docs/hcd416.pdf>



Happy Birthday GSMOL



Mobilehome Owner's Lunch

4th Friday of every month:

The next meeting will

be on October 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®](#)

No Meetings in Nov. & Dec

Starts again on Jan 27, 2023

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



Meeting Agenda: Saturday, November 5 , 2022

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. GSMOL 2022 legislation becoming law in 2023
3. Social Security COLA % for 2023 – 8.7%
4. SF CPI % for AUGUST 2022 – 5.7%
5. Status of SR Rent Control Ordinance update & Rental Assistance program
6. Strategies for getting your local ordinance updated
7. Case Status: WMA vs Santa Rosa over 2021 1.6% RC increase
8. SCMOA Nominating Committee for 2023 elections
9. SCMOA Committee reports

Announcements

- 4th Friday Boulevard Café Luncheon – Friday Jan 27, 2023 @ Noon
- Next SCMOA Board meeting – Monday Jan 16 @ 4:30 pm
- Next Membership meeting – Saturday Feb 4, 2023 @ 1:30 pm
- Nov 8, 2022, Consolidated General Election
- SCMOA online history <https://tinyurl.com/SCMOA-History>
(Download video files before watching for best viewing experience.)

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 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 ∞