

# THE SCMOA REPORT

Protecting Our Rights and Lifestyle with Education, Communication and Integrity



## Next Meeting

Saturday, August 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: August 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

## President's Message

As I report to you from early July, since California eased COVID restrictions on June 15th, life as we've known it has slowly begun to return to normal. I hope the common area facilities in your park have reopened and you've been able to enjoy socializing in larger groups again. In Brookwood Park, where I reside, our pool has reopened, but our clubhouse is still closed due to a restroom update to ADA compliance. So, our park's 4th of July celebration was held outside by the pool, and we were finally able to feel that good feeling of our first in-person large gathering in over 450 days! It sure feels good feeling good again, or at least better than before June. I hope you've had similar experiences.

In Brookwood Park, space rents are adjusted annually. But this year when the July invoices arrived, rents had not been increased and there was no explanation from park management! I believe I know why the rent adjustment was not applied.

After the May SCMOA meeting, Attorney Evan Livingstone, who is with California Rural Legal Assistance, sent me an email about CA Penal Code § 396 and the fact that Sonoma County has been under a declaration of emergency since October 2017, which is set to expire December 31, 2021. Penal Code § 396 is a state price gouging statute, which generally prohibits landlords from increasing the price of rental housing by more than 10% following a declaration of emergency. You can learn more about the statute on the California Attorney General's website, <https://www.oag.ca.gov>.

Brookwood Park is under the Santa Rosa RSO which uses the Aug CPI, the permitted rent increases for 2018 (3.0%), 2019 (4.3%), and 2020 (2.7%) total 10%. Since the statute's limit has been reached, a rent increase in 2021 would be illegal. The Sonoma County RSO uses the June CPI, if you add up 2018 (3.5%), 2019 (3.9%), and 2020 (3.2%) the total is 10.6%. A rent increase in 2021 would add to that, already .6% over the limit. Penalties for violating the statute: fines, civil penalties, injunctive relief, mandatory restitution and jail time.

We will talk more about this at our August meeting. We'll be installing VP John Kyle, Secretary Ann Colichidas, and Trustee Bob Bruce to their new terms. And we're looking for a volunteer to be SCMOA Treasurer; Randy Smith stepped down from the Board. I thank Randy for volunteering his time and efforts and we wish him and his family the best.

Dan J Drummond, SCMOA President

### AB 2782, A Real Game Changer

AB 2782 was approved by the Governor on August 31, 2020, and took effect January 1, 2021. It contains a number of important changes in the law that benefit mobilehome residents:

In cases of park closure and/or conversion AB 2782 added two important provisions:

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.

Requires that the park owner 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 market value for purposes of calculating a fair market value “buy out”.

Thus in the event of a park conversion/closure, when the resident cannot be relocated to new housing (which is commonly the case). AB 2782 now requires park owners to compensate displaced residents by paying (in-place) fair market value for their homes. The right to be compensated for one’s home equity is now a guaranteed provision in State law, which overrides any local conversion ordinance to the contrary.

Long term leases have forever been the bane of mobilehome owners because, previously, leases which exceed 12 months in length were exempt from rent control ordinances. AB 2782 ends this exemption, and provides as follows:

All leases of any length signed on or after February 13, 2020 are no longer exempted from local rent stabilization ordinances, and the local rent increase limitations will now protect those residents regardless of what the lease provisions might say. Therefore, local rent controls effectively pre-empt the lease.

Any long term lease signed prior to February 13, 2020 will continue to be exempt from the local rent stabilization ordinance until it expires. After January 1, 2025, all leases still in effect will be pre-empted by the local RSO.

This law took effect on January 1, 2021, and any leases signed on or after February 13, 2020 are currently superseded by the local RSO limitations.

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:  
Ann Colichidas.....(415) 902-7690
- TREASURER:  
Position Vacant .....
- Trustee:  
Robert Bruce.....(650) 678-4122

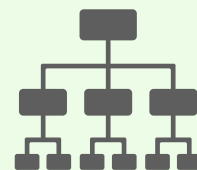
#### **PARK REPRESENTATIVES**

- COLONIAL PARK  
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  
Mark Abel.....(760) 560-8482
- 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**

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

#### **EDITOR**



Redwood Credit Union  
Financial Statement  
June 30, 2021

Business Checking

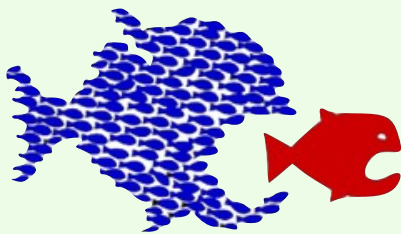
Ending Balance 3/31/20	11,051.56
Beginning Balance 4/1/21	11,051.56
Money Market Transfers	0.00
Dues Deposits	0.00
CA Franchise Tax	0.00
Membership Expense	0.00
Postage	0.00
Office Supplies	0.00
Education Comm. Expenses	0.00
CARA Affiliation Fee	0.00
NSF Check	0.00
Website Maintenance	0.00
Ending Balance 6/30/21	11,051.56

Money Market (Legal)

Ending Balance 3/31/20	4,896.45
Beginning Balance 4/1/21	4,896.45
Legal Donations	40.00
Dividends	3.67
Transfer to Checking	0.00
Ending Balance 6/30/21	4,900.12

Business Share

Ending Balance 3/31/20	105.92
Beginning Balance 4/1/21	105.92
Dividends	0.03
Ending Balance 6/30/21	105.95



**MINUTES, SCMOA MEETING via Zoom® 5/1/21**

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

President's Report

New SCMOA email address:

[scmoa-membership@outlook.com](mailto:scmoa-membership@outlook.com)

Membership List revised and updated

2021 Elections

John Kyle: Vice President

Ann Colichidas: Secretary

Bob Bruce: Trustee

New Business

Bylaws passed at March meeting posted @:

<https://tinyurl.com/Past-SCMOA-Zoom>

Presentation by Dan Drummond, President:

The new protections of SB 91 and AB 2782

Attorney Will Constantine's recommendation for  
amending local ordinances per AB 2782

MRL Protection Program Update:

798.17 longterm leases may be exempt  
(eliminate the b part)

Sonoma County and City RSO CPI increases

GSMOL 2021 legislation update

Old Business

Reopening of MHP Common Area Facilities, 5-step  
plan provided by Bruce Stanton available at:

<https://www.gsmol.org/availability-of-common-area-facilities-as-covid-19-restrictions-ease/>

Discussion of: Capital Improvements, Substantial  
Rehabilitation, and Pass-Through fees or charges

Committee Reports:

None Submitted

Meeting adjourned at 3:35

Respectfully submitted, Ann Colichidas, Secretary

## Bob Fleak 1930 – 2021

by Bill Weagle and Ann Colichidas



We have lost a dear friend and true warrior. Robert Fleak was a loving husband to his dear "bride" (*he always referred to Dottie in that way - even after 60 years of marriage.*) He was a valued citizen, there to help those in need. He was a Patriot, and he was a proud American.

We will all remember him as a true gentleman, filled with an inexhaustible purpose and drive aimed at advocating for the rights of each and every homeowner residing in a Sonoma County Mobile Home Community. He was determined, persistent, kind and relentless when it was needed, all qualities that were necessary to get the job done. His efforts improved the quality of life for all of us. And he did it all selflessly, for the good of all, without ever expecting anything in return.



Bob was a member of GSMOL and served on SCMOA since 1998. He worked on many campaigns for rent stabilization throughout the county. Bob also co-chaired the 4<sup>th</sup> Friday Petaluma luncheons which have resumed recently. In 2019, SCMOA surprised Bob with a 90<sup>th</sup> birthday party at Fircrest Park in Sebastopol. Bob survived the COVID lockdown and resumed the Petaluma luncheons in May 2021. Now, he is at rest. Farewell, dear Robert.



### Mobilehome Owner's Lunch

4th Fridays:

Aug 27, Sep 24 & Oct 29

Boulevard Café

1096 Petaluma Blvd. N.

Meeting starts at Noon

Come earlier to find a space

and have time to eat

\$1.00 Donation

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



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!**

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

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 ☞



**Sonoma County MobileHome  
Owners' Association, Inc.**

82 Oakcreek Ct.  
Santa Rosa 95409  
*Address service requested.*

**Next General Meeting Sat,  
Aug 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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