

THE SCMOA REPORT

Protecting Our Rights and Lifestyle with Education, Communication and Integrity



Next Meeting

Saturday, Nov. 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: November 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

As I report to you from early October, my summer joy that life was returning to normal has turned to concern as the Delta variant surged. Sonoma County went from under 300 cases in May to over 3,000 in September! Active cases are decreasing again, currently the county has under 1,100. Only around 15% of the population over 12 years old remains unvaccinated.

At our August meeting, we discussed the fact that Sonoma County had been under a declaration of emergency since October 2017, which triggered the anti-price gouging statute, Penal Code § 396. Rent increases are limited to 10% during an emergency, and some parks that raised rents in 2021 are in violation. We've learned that the Western Manufactured Housing Communities Association (WMA) has sued Santa Rosa over this issue and there will be a status update on case #SCV-268752 at our next meeting.

Another issue to discuss is some parks are requesting Health & Safety inspections on mobilehomes up for sale, per MRL 798.73 – 798.73.5. In the event of the sale to a third party, park management may require that the mobilehome be removed from the park if it isn't brought up to the H&S codes per local ordinance, state statute or regulation relating to mobilehomes. Thank you to the Santa Rosa Mobilehome Owners Association (SRMOA) who brought this issue to our attention.

Speaking of Santa Rosa, the August SF CPI is 3.7%, which will be the rate of the rent increase for 2022. Thank goodness the Social Security COLA increase for 2022 came in at 5.9%, the highest in decades!

The SRMOA is following up with Santa Rosa to review and update the city's RSO. A consultant will run the project, but due to the pandemic, hasn't been hired. Funding will come from the city's MHP Arbitration Fund.

SRMOA hopes to get the CPI percentage lowered and capped under 6%. If successful, it should put pressure on Sonoma County and Cities to update their RSOs.

All this and more at our upcoming Membership meeting, which will continue via Zoom until Covid cases drop further. I hope you can find your way to our meeting on Saturday, Nov. 6th to learn, ask questions, and share any news from your park. And as always, SCMOA thanks all of you for your support and participation.

Dan J Drummond, SCMOA President

Connect Across the State!



GSMOL leaders have begun to form “Cross Connect” groups to strengthen our members' solidarity and empowerment.

These groups are made up of GSMOL members who may live in different Regions or Zones, but they have something in common that unites them across these boundaries. The first groups being formed are for residents who live in parks with the same park owner or management company.

The idea behind Cross Connect is simply to get homeowners connected so that they can share issues and ideas and support each other. Now that Zoom and telephone conferences have become routine, it is easier to bring people together across the miles. If you live in a park owned or managed by any of the companies below and would like to participate, contact the GSMOL leader listed.

STAR Management - Shelly Parker
sparkertaylor@yahoo.com, 650-743-7386

ELS - Martha O’Connell
homeownersforequity@gmail.com

Newport Pacific - Wynn Sulc
wsulc@yahoo.com

Santiago - Bobbie Magnusson
hmbamco@earthlink.net, 714-937-1656

HCA - Ann Colichidas
sonomavalleygsmol@gmail.com

Please use "Cross Connect” in the Subject line.

If you are interested in forming or being in a Cross Connect group based upon a different park owner or management company than listed above, contact:

Ann Colichidas, sonomavalleygsmol@gmail.com

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

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PARK REPRESENTATIVES

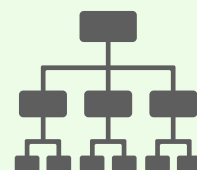
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- SONOMA OAKS
Brenda Bowman(707) 996-2794

MEMBERSHIP COMMITTEE

- Dan Drummond(707) 696-5077

EDITOR

- John Kyle(415) 341-2463



Redwood Credit Union
Financial Statement
September 30, 2021

Business Checking

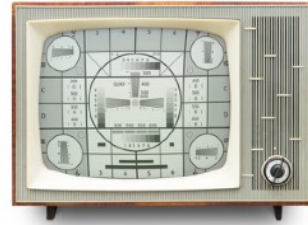
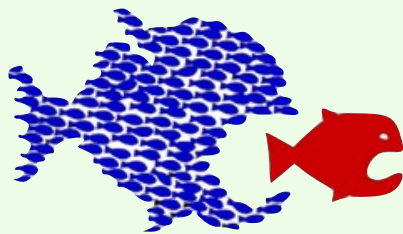
Ending Balance 6/30/21	11,051.56
Beginning Balance 7/1/21	11,051.56
Money Market Transfers	0.00
Dues Deposits	220.00
CA Franchise Tax	0.00
Membership Expense	0.00
Postage	0.00
Office Supplies	0.00
Education Comm. Expenses	0.00
CARA Affiliation Fee	0.00
NSF Check	0.00
Website Maintenance	0.00
Ending Balance 9/30/21	11,271.56

Money Market (Legal)

Ending Balance 6/30/21	4,900.12
Beginning Balance 7/1/21	4,900.12
Legal Donations	115.00
Dividends	3.75
Transfer to Checking	0.00
Ending Balance 9/30/21	5,018.87

Business Share

Ending Balance 6/30/21	105.95
Beginning Balance 7/1/21	105.95
Dividends	0.03
Ending Balance 9/30/21	105.98



MINUTES, SCMOA MEETING via Zoom® 8/7/21

Call to Order: 1:30 pm, Pledge to Flag,
Minutes, Agenda and Treasurer Report: Approved
Q3 Treasurer Report: Filed for audit

President's Report

New SCMOA email address:
scmoa-membership@outlook.com

Membership List revised and updated

Installation of Officers

John Kyle: Vice President
Ann Colichidas: Secretary
Bob Bruce: Trustee
Dan Drummond: covering Treasurer's duties while
search for replacement is on-going

New Business

Presentation by Evan Livingstone, Attorney with
California Rural Legal Assistance, 707-528-9941
elivingstone@crla.org

Rent Gouging, State of Emergency: 10% total rent
increase for life of emergency (since 2017)

Write a letter to park owner, send a copy to Sonoma
County DA. City of Santa Rosa was proactive, sent out
a rent cap letter, parks are pushing back, some
complying (WMA lawsuit against Santa Rosa)

Park Reports:

Penngrove, Capital Improvement Increase. Lawsuit-4
residents (price gouging, temporary restraining order)
Business 17200 unfair competition, illegal practice

Coddington. Widespread 7-day notices, routine
inspections clean up home, yard etc. 7 day notice
opinion by Bruce Stanton: [https://
edfundacademy.blogspot.com/2020/12/your-rights-
bytes-18-how-to-respond-to.html](https://edfundacademy.blogspot.com/2020/12/your-rights-bytes-18-how-to-respond-to.html)

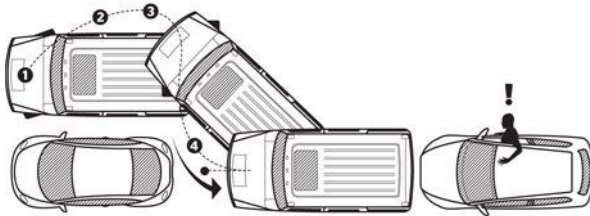
Evan: homeowner can ask for reasonable
accommodation, more time, or exception to the rule.

Meeting adjourned at 3:35

Respectfully submitted, Ann Colichidas, Secretary

Parking in Mobilehome Parks

by Dan Drummond



Streets in a mobile home park are usually not as wide as city streets. Parks usually have specific clauses in their Rules & Regulations to identify parking safety issues, usually fire safety codes. If the rules say it's a violation to park on the street, they may act on any vehicle in violation. Bottom line, street parking in a MHP is usually not permitted, except in an emergency, delivery, etc.

Park management should follow all state and local laws when taking action. The 2021 MRL, page 9, shows some of the laws under Section 798.28.5 VEHICLE REMOVAL FROM PARK. Section 798.28.5 of the MRL references Section 22658 of the Vehicle Code, which you can read here, https://leginfo.ca.gov/faces/codes_displaySection.xhtml?lawCode=VEH§ionNum=22658.

From p 77 of the MRL, "Is management allowed to restrict parking and have residents' cars towed?"

- Management may have cars towed without notice if the parked car violates the health and safety of residents.
- Management may have cars towed, upon request, if one resident's car is parked in another resident's space.
- A 7-day written advance notice is required if a parked car does not conform to park rules.
- A 7-day notice is not required if a resident parks their car in another resident's space and the displaced resident requests the car be towed.

These local nonprofit law firms can provide legal help:

- **California Rural Legal Assistance**, 1160 North Dutton Ave Ste 105, Santa Rosa, (707) 528-9941, <https://crla.org/>
- **Legal Aid of Sonoma County**, 144 South E Street, Suite 100, Santa Rosa, General Hotline: (707) 542-1290, 60+ Elder Hotline: (707) 340-5610, Housing Hotline: (707) 843-4432, <https://legalaidsc.org/>



Mobilehome Owner's Lunch

4th Fridays:

There will not be any more meetings in 2021, the 1st meeting of 2022 will be on:

January 28

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,
Nov 6 @ 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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620 College Avenue, Santa Rosa CA 95404

Email: info@barberinsurance.com

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