

THE SCMOA REPORT

Protecting Our Rights and Lifestyle with Education, Communication and Integrity



Next Meeting

Saturday, Feb. 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: February 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

As I report to you from early January, the latest predicted wave of the pandemic is sweeping across Sonoma County. The staggering surge of active cases makes me feel very lucky to have vaccines and masks that offer us a degree of protection. On 12/14/2021, the County reported 1,300 active cases, on 1/13/2022, just under 14,000 were reported. That's close to a 970% increase in one month! And this wave is spread more evenly throughout all zip codes, with eight zip codes having over 1,000 active cases.

I was reading about the 1918-1920 influenza pandemic, where the first wave arrived in the spring of 1918, just as World War I was winding down. The concluding fourth wave came in spring 1920. By that summer the pandemic ended and became a maintainable endemic and then came the Roaring Twenties. Let's hope our 2020-2022 pandemic is over by spring and the rest of our 2020's is of the roaring variety!

There are many MHP irons in the fire, but the hottest one is the Youngstown MHP resident's struggle against a rent increase of over 300% of the CPI, which triggered the Petaluma ordinance arbitration process for those not on a long-term lease. We look forward to hearing about the Youngstown's experiences and if a ruling has been decided.

If you have an issue in your park and would like to add your iron to the fire, please attend our Saturday, Feb. 5th 1:30 pm Membership meeting via Zoom. SCMOA is a support group, and we strive to help in some way or another. We always discuss the latest CPI%, GSMOL bills, SRMOA activities, and local MH ordinances, with legal aid and senior resource referrals.

The 2022 Social Security increase was nice to get, but some prices continue to increase. We will discuss a few inflation fighting ideas for food, energy, and MH repair costs at our next meeting and would love to hear your suggestions for helping to cover our growing expenses.

The SCMOA 2022 Election for President, Treasurer, and Trustee will take place at our May 7th meeting. If you are interested in joining our team as an Officer or Trustee, please give me a call at 707-696-5077 to answer any questions and add your name to the ballot.

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

Dan J. Drummond, SCMOA President

Petaluma Homeowners Organize to Fight Outlandish Rent Increase

Homeowners and renters at a Petaluma senior mobile home park are fighting back against unprecedented rent increases. Homeowners of the Youngstown Senior Mobile Home Park were notified of the proposed \$286 per month increase when the park’s new ownership taped notices to their front doors. Three Pillar Communities attorney Mark Alpert said the rate increase was necessary due to expenses related to the new ownership group’s recent purchase of the community.

Homeowners of the 102-unit community quickly organized to protest the move, and are pursuing an arbitration hearing that could determine whether they’ll face a near-\$300 per month rental hike soon after the start of the new year.

Since Los Altos-based Three Pillar Communities bought the mobile home park in 2020, homeowners have been anxious. After the purchase they had expected some changes to take place, but the proposed rent increase thrown their way would be going “way above and beyond” what was feasible. Due to the COVID-19 pandemic, the homeowners still have yet to even meet any of the new park owners.

Upon receiving the notice, homeowners immediately got to work, going door to door collecting signatures to contest the rent increase. Sixty homeowners signed the petition, which was submitted to city officials on Nov. 18. Homeowners have some recourse, as mobile home parks can’t increase rents above certain thresholds without arbitration, as per the Petaluma Mobile Home Park Space Stabilization ordinance which restricts increases to once per year and are capped at 6%.

The Petaluma City Attorney’s office, said city officials have sent a letter to homeowners to let them know of their legal rights in the process. The Petaluma People Services Center and Legal Aid are providing homeowners with information and assistance.

This kind of arbitration hasn’t happened in Sonoma County for at least five years. The highest ever approved hike was 12%. The ordinance was created to protect homeowners, many on fixed income, and it is manifestly unfair to just arbitrarily raise the rent by \$286.

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

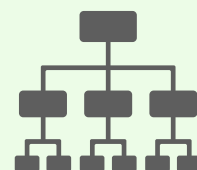
COLONIAL PARK
Dorothy Morgan(707) 779-9019
FIRCREST
Richard Shames.....(707) 861-9253
PUEBLO SERENA
Carol Werner(707) 935-1235
RANCHO GRANDE
Diana Wright(707) 623-9202
SEVEN FLAGS
Mark Abel.....(760) 560-8482
COTTAGES OF PETALUMA
Bill Donahue.....(707) 765-2556
SANTA ROSA ESTATES
Betty Strubbe.....(707) 478-8700
SIERRA
Theresa Eaton.....(707) 793-0490
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
December 31, 2021

Business Checking

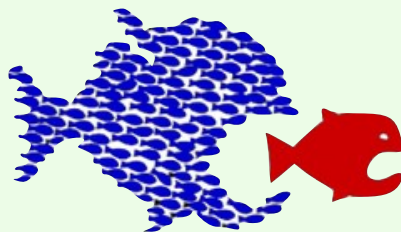
Ending Balance 9/30/21	11,271.56
Beginning Balance 10/1/21	11,271.56
Money Market Transfers	(10.00)
Dues Deposits	130.00
CA Franchise Tax	0.00
Membership Expense	0.00
Postage	0.00
Office Supplies	0.00
Education Comm. Expenses	0.00
CARA Affiliation Fee	0.00
NSF Check	0.00
Website Maintenance	0.00
Ending Balance 12/31/21	11,391.56

Money Market (Legal)

Ending Balance 9/30/21	5,018.87
Beginning Balance 10/1/21	5,018.87
Legal Donations	271.16
Dividends	3.43
Transfer to Checking	0.00
Ending Balance 12/31/21	5,293.46

Business Share

Ending Balance 9/30/21	105.98
Beginning Balance 10/1/21	105.98
Dividends	0.03
Ending Balance 12/31/21	106.01



MINUTES, SCMOA MEETING via Zoom® 11/6/21

Call to Order: 1:30 pm, Pledge to Flag,
Minutes, Agenda and Treasurer Report: Approved
Q4 Treasurer Report: Filed for audit

President's Report

Santa Rosa Mobile Estates: Double paying-registration and property tax.

Bruce Stanton, GSMOEF Town Halls are informative
SF CPI Report : 3.7% increase Santa Rosa & Rohnert Park
Reports and Discussions

WMA vs Santa Rosa lawsuit case # SCV-268752

2 lawsuits, Santa Rosa and Penngrove, Price gouging prohibited by Executive Order

MRL 798.73 Rancho San Miguel Title 25 Health and Safety inspections required as condition of sale.

Windsor RV Park homeowners received 60-day notices to move RVs from work zone. Sonoma Legal Aid, CRLA and HCD engaged, notices rescinded. RVs do not have same protections in parks.

Santa Rosa RSO revision update and proposed 8 amendments to conform to AB 2782, reduce vacancy %
GSMOL 2021 Update: AB 861 Renting in MHP, what's good for the goose is good for the gander becomes law in January. AB 1061 prohibits recurring charges or fees for submetered water. Management must provide residential utility rate schedules. Report GSMOL LAT future bill ideas 2022.

Open Mic: Youngstown Petaluma over 12% increase passthrough for new taxes only for those on leases.

Management putting out buckets near drains.

Petaluma Estates: No regular manager, sporadic maintenance, grounds, street sweeper. Clogged gutters, mgmt. not responsive. Failure to maintain proper drainage, threatening to cut down trees. debris in the street

4th Friday Luncheon in Petaluma: Next year intention to zoom and have hybrid meeting. SCMOA taking bigger role.

COLA for 2022. 5.9%

Sonoma County Emergency Rental Assistance available
CARA CAT Teams in Sonoma County

Meeting adjourned at 3:10

Respectfully submitted, Ann Colichidas, Secretary

Inflation Fighting Links From the February 5 Meeting



- The Redwood Empire Food Bank, The largest hunger-relief organization serving Northern California, over 450 distribution sites across five counties. 707-523-7900 <http://www.refb.org>
- The Groceries to Go program provides anyone in need with government commodities supplemented by fresh produce, bread, and shelf-stable groceries and The Senior Basket program provides once a month 35-40 lb. box of staple food items and fresh produce for low-income seniors 60+. <https://getfood.refb.org/>
- PG&E Discount Programs, a variety of assistance programs depending upon your circumstances: https://www.pge.com/en_US/residential/save-energy-money/help-paying-your-bill/payment-assistance-overview/payment-assistance-overview.page?
- Mobilehome Rehabilitation Loans, rehabilitation loan terms up to 30 years at 3% simple interest. No payments are required prior to the thirtieth anniversary of the loan: Sonoma County <https://sonomacounty.ca.gov/CDC/Housing-and-Neighborhood-Investment/Housing-Rehabilitation-Loan-Program/> Santa Rosa <https://srcity.org/807/Mobilehome-Rehabilitation-Loans>
- Sonoma Emergency Rental Assistance Program (ERAP) helps those who have been impacted by the COVID-19 pandemic and provides assistance for rent and utilities to homeowners or landlords. <https://socoemergency.org/emergency/novel-coronavirus/finance-housing/housing-and-renter-support/>
- SHARE (Shared Housing And Resource Exchange) <https://sharesonomacounty.org/>
- Sonoma County Area Agency On Aging <https://sonomacounty.ca.gov/Human-Services/Adult-and-Aging/Area-Agency-on-Aging/>



Mobilehome Owner's Lunch

4th Fridays:

The Jan 28 meeting has been cancelled.

The 1st meeting of 2022 will be February 25 @

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**



Meeting Agenda: Saturday, February 5, 2022

Call to Order, Pledge to Flag, Phomeowners Greeting

Approval of 11/6/21 Minutes

Treasurer's Report

Park reports from members and guests

Special Reports:

- Case Summary - Youngstown MHP – Petaluma Arbitration
- WMA vs Santa Rosa and Penngrove Village lawsuit status
- SF CPI % for DECEMBER 2021 used for 2022 space rent increases
- Inflation Fighting Ideas
- Amending local rent control ordinances status
- GSMOL 2022 legislation update

SCMOA Committee reports

SCMOA May 2022 Election for President, Treasurer, and Trustee

Questions from members and guests

Announcements

- Sonoma County Special Municipal Election April 12, 2022
- The California Alliance for Retired Americans (CARA)
- Next Petaluma Boulevard Café Luncheon – Friday February 25, 2022, Noon
- Next SCMOA Board meeting – Monday April 18, 2022 @ 4:30 pm
- Next Membership meeting – Saturday May 7, 2022 @ 1:30 pm

Adjournment

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

Barber Specializes in Factory-Built Home Insurance

Manufactured Homes ~ Mobile Homes ~ Modular Homes ~ Travel Trailers

other services include

Auto Insurance ~ Business Insurance ~ Home Insurance ~ Life Insurance

BARBER INSURANCE AGENCY, INC.

AN INDEPENDENT INSURANCE AGENCY

(707) 526-7900 or 1(800) 696-1108, Fax (707) 526-0735

620 College Avenue, Santa Rosa CA 95404

Email: info@barberinsurance.com

Website: www.barberinsurance.com

License #s: 0743089, 0743094, OC81438, OC60730

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 ∞