

Manufactured Home Living

Volume 48 Issue 4
4th Quarter 2017
October 2017



Page 1 Bd Min./Aging in Place
Page 2 Aging/AG/Sponsors
Page 3 Sponsors/News
Page 4 Legislative/Special Msg.
Page 5 MHOA App./Messages
Page 6 Mailing Address

MHOA EXECUTIVE MEETING,

MHOA's Executive Board Meeting was held on September 8, 2017 hosted by Executive Board Member John Dawson at *The River*. I am going to summarize the rest of this meeting because it is not old news, but just about the most important news you should hear about. First, there is new Leadership Team in place at the AG's office dealing with the Manufactured/Mobile Home Dispute Resolution Program, and there is more Educational Outreach planned to present the program to Homeowners, Managers, and Landlords. Promised is faster turn-around on complaints. An ADHOC meeting with MHOA and AMHO on September 21st at *The River*, with the recommendation of the ADHOC Committee to the respective boards to work toward a merger of the two organization. The Legislative Planning Group continues to work on Legislation for the January 2018 short session, Longer Notice of Closure, Relocation Assistance, and others. Since the last MHL there have been several outreach events by your MHOA Executive Board. The AG's Office, Judith White and Cheryl Pasternak did an AG sponsored Outreach Event in Ferndale, WA for 2 communities with Representative Luann VanWerven in attendance. Judith White and Executive Board Member Bob Prucha and Jan Sylvester traveled to Kelso, WA for an evening with Brook Hollow Residents at the Senior Center. In attendance was the Kelso Mayor and a City Council Member. Cheryl Pasternak visited Viking Village in Poulsbo for a second presentation to all new members and then some. About 50 in attendance. She also visited B & R Trailer Park in Pt. Hadlock with around 40 in attendance.

Presentation by Bob Prucha, MHOA Executive Board Member from Vancouver, WA on AGING IN PLACE-Surviving:

People living in a Manufactured Home or an Apartment desire to AGE In PLACE, but then one spouse passes away. They are living on Social Security and possibly a small pension. What are the Best Practices in dealing with this situation. Do we encourage homelessness, economic eviction, as our Senior longtime residents want to AGE in PLACE? Can RENT be frozen, so that they can continue in community Bob used his community of 40 units 55+in Vancouver, WA as an example. This is an issue that all stakeholders are interested in and we are committed to continue dialog on. This presentation is currently being sent to all Legislators, and you are encouraged to talk to your Legislator on this issue.

If you have questions, need advice, or have an idea to share please contact the MHOA Office. MHOA MEANS HELPING ONE ANOTHER. mhoaoffice@mhoa.net.

District Directors and Quarterly Membership Meetings for the Executive Board only will now be getting \$80 for the first 300 miles they travel or if less or more, \$.50 per mile. This will be for actual community visits presentations and Executive Membership Meetings.

Respectively Submitted by Judith E. White.

Acting secretary on behalf of the board and Lifetime MHOA Member.

Attorney General's Office
800 Fifth Avenue Suite 2000
Seattle, WA 98104-3188
(206) 464-6684

Manufactured Housing Dispute Resolution Program-RCW59.30
If you have questions about RCW59.20 or RCW59.30, please call the AG's office at (206) 464-6684 or 1-866-2458. Copies of both laws can be obtained from the AG's office, the MHOA Office, or at MHOA's website www.mhoa.net

www.atg.wa.gov/MHDR.aspx

WA State Attorney General's Office, Consumer Protection

Many of you with e-mail addresses do not bother to check the web site as suggested for the latest MHL and Alerts. Please try to so. MOST IMPORTANTLY: Those who now want an MHL and have a computer can access it at our web site www.mhoa.net. Click on the "MHL" link, read and/or download and print out copies of the most current Newsletter. Those without a computer may call the office at (360) 373-2436 and request a copy. We will be more than happy to send you one by snail mail. Please share with your friends or community if possible.



SPONSORS

We have lost our long-time sponsor American Income Life (AIL). Your Accidental Death and Dismemberment Policy will no longer be effective as of the end of July. We are very sorry to see them go! Many thanks for their years of service. Please call Fran Christie at 1-877-531-5773 if you have any questions.

The following advertiser has been loyal customers to MHOA for many years. They have provided valuable services for everyone. We encourage you to contact and talk to them about their services.

Mountainside Financial—They offer Manufactured/Mobile Home financing and refinancing nationwide for owners of homes in parks and on land where the home and the land are financed separately. With sometimes as little as 5% down, you can own a manufactured home. Mountainside also offers home equity loans. You can borrow money against your home's equity to pay off bills, do home improvements, or take the vacation of your dreams. Fixed rates, simple interest loans, no prepayment penalties,

reduce your payment, shorten your payment. Check out their website at www.mountainsidefinancial.com or call them at 1-877-475-6852 for a “free Quote”.

Our newest Member is – Manufactured Home Specialist

JEREMY H. PAGE CONSTRUCTION LLC. - WA LIC# JEREMHP833NM

One call does it all!

With over 30 years in the industry we do the job right the first time!

Re-leveling, Site Prep, Transporting your home, Painting, Decks, Skirting, Dry rot repair, Roofing repair, Siding, Flooring, Kitchen/Bath remodeling, Windows, Formica Countertops.

We also manufacture and install the “Quake Safe” Foundation System

A Certified Earthquake Resistant Bracing System (ERBS)

Call and schedule a free quote today 1-866-726-5955. P.O. Box 32, Graham, WA. 98338

NEWS

As of now, until the end of December 2017, if you recruit five new members into MHOA you will receive a year of free dues. Also, any new members whether you bring in five new members or you sign up individually your or their dues for the first year will only be \$15.00.

BETTER YET - If you have a few minutes or are having a meeting please consider visiting some of your neighboring communities. You do not have to be a District Director to do this. It only takes a few moments to talk with or invite even one of them to one of your meetings. It is a wonderful way to pass on our information. If you need information or a visit for a presentation just call the office (360) 373-2436 and we'd be more than happy to assist you.

Did you know that the AG has accepted RV's under the RCW 59.20 Manufactured/Mobile Home Owners Landlord-Tenant Act?

THIS IS ONLY FOR RESIDENTS WHO ARE USING THEIR RV AS THEIR PERMANENT HOME. It is not meant for Snow Birds. If you have questions, please contact the AG's Office at 1-866-924-6458 or the MHOA Office at 1-360-373-2436.

Over the past several years, MHOA has asked for copies of your MHOA Chapter Officers so they may be filed and added to our database. Unfortunately, these statistics are poorly lacking. I'm asking all MHOA Chapters or HOAs to at least give us a Point-of-Contact (POC) from each park or community so we have at least one person to keep in contact with when necessary. Please send an e-mail to the MHOA office mhoaoffice@mhoa.net or call 360-373-2436. If I am not available, please leave a detailed message and phone number so I may reach you. Thank you in advance for your cooperation.

I hope all of you enjoyed our unusually wet but beautiful Fall!

JANUARY OF 2018 BEGINS A NEW LEGISLATIVE SEASON!

It is during the FALL months that we re-visit pending legislation that is held over from last session or new legislation that needs to be dropped. January 7, 2017 is the start of Legislature. Your concerns are important to **MHOA**. Please remember to have your special Legislative Hotline number available. **1-800-562-6000**. Your calls to the **HOTLINE** carry a lot of weight with the Legislature. **LAT** and or **MHOA** will be sending out Alerts to keep you updated on bills we will be trying to pass. Judith, our **LAT GURU**, will probably have the latest information faster than I am able to issue it, so please pay special attention to any Alerts from her. Remember, we can't get anything going unless you vote! **EVERY VOTE COUNTS!!**



Time to Learn!!

Leases are coming up for most!

A ONE YEAR LEASE

- **Should be offered to a new tenant. RCW 59.20.050, RCE 59.20.090-Mutually Agreed Upon implies two people.**
- **Can be for more than ONE Year. RCW 59.20.50**
- **Is automatically renewable. RCW 59.20.050, RCW 59.20.090.**
- **Provides protection for rent stability for one year. 'Three months' notice for Rental increase applies. RCW 59.20.090**
- **Rules and Regulations are part & parcel of your lease agreement. RCW 59.20.060**

A MONTH-TO-MONTH LEASE

- **Can be changed only at Tenants request, in writing.**
- **Suitable for a Short-Term Tenant or Military**
- **Three Months' notice of Rental increases applies RCW 59.20.090**

Your lease should also contain other elements as set forth in the RCW 59.20. but the attempts here is to assist you in determining what is in your best interest in a One Year Lease or a Month-to-Month.

A MESSAGE SENT OUR WAY!

Thank You So Much

You brought us hope, confidence, and solutions that the people in our parks needed desperately. Taking your time, organizational skills, and support for others in need will never be forgotten – you are our angel who answered our prayers.

Thanks for stepping up, helping us solve our problems and being there for all of us.

Remember thank you's to anyone who goes a long way! Much better than vinegar!!



MHOA NEEDS YOU!



MHOA APPLICATION

Membership Dues—\$20/yearly with a Subscription to the
Manufactured Home Living included

Name _____

Address _____

City _____ St. _____ Zip _____

Phone _____ County _____

Name of Park _____

E-Mail address _____

MHOA
Manufactured-Mobile Home Owners of
America, Inc.
3627 Wheaton Way Suite 105B
Bremerton, WA 98310

PHONE: 360-373-2436
E-MAIL: mhoaoffice@mhoa.net
Website: www.mhoa.net



Mobile Home Owners of America

3627 Wheaton Way Suite 105
Bremerton, WA 98310

Working for better and safer Manufactured/Mobile home living

Manufactured/Mobile Home Living (ISSN1938-6818) is published quarterly by the Manufactured/Mobile Home Owners of America, Inc. All correspondence, change of address, membership applications, subscriptions, and advertising rates should be mailed to MHOA 3627 Wheaton Way, Suite 105B, Bremerton, WA 98310.

POSTMASTER: Send address changes to:

MHOA

3627 Wheaton Way Suite 105B
Bremerton, WA 98310

Cheryl Pasternak, Publisher, and Editor

Telephone: (360) 373-2436,

mhoaoffice@mhoa.net

www.mhoa.net

MHOA does not necessarily subscribe to all the statements, sentiments or opinions that are published herein. Advertising in this publication does not necessarily constitute endorsement by MHOA of products or services advertised.

October 2017