

Manufactured Home Living

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Page 1 Meeting Info
Page 2 Associate Members/Tips
Page 3 Snow Plan/Leg Plan 2017
Page 4 Leg Plan 2017 Cont.
Page 5 MHOA Application/Message
Page 6 Mailing Address

MHOA EXECUTIVE MEETING INFORMATION

Please welcome John Dowson our District Director 3 Steve and I were very impressed with ideas he came up with and are very anxious for John to share them with the whole Executive Committee. Also Dominique Chandler has volunteered as a member of our Executive Committee and possible Committee Chairperson She also has some great ideas to share.

Alerts and MHL copies will be on our web site for anyone with a computer to log in and read and/or print. Those without a computer must call the office at (360) 373-2436 and request copies sent to them. This has become a great cost saving measure.

We now have debit cards to make bookkeeping more reliable. Steve is working on our bookkeeping and treasury accountability.

The whole committee is concentrating on our State “Policies and Procedures”. Bob Prucha and Andy Bergman have drafted our new Bi-laws and come up with some very great ideas. If approved at the January meeting they will be officially signed and registered. Ed Broker is, along with our yearly audit and filing of our 990 non-profit tax form, working on redistricting so we won’t have to travel so far and enable us to visit and assist more residents and parks.

Attorney General Office

If you have questions about RCW59.20 or RCW59.30, please call the AG’s office at (206) 464-6684 or 1-866-924-6458. Copies of both laws can be obtained from the AG’s office, the MHOA office or at www.mhoa.net.

**Manufactured Housing Dispute
Resolution Program—
RCW59.30 800 Fifth Avenue
Suite 2000, Seattle, WA 98104-
3188 206-464-6684**

www.atg.wa.gov/MHDR.aspx

Now for the good stuff!!



Hope you have a prosperous 2017



A very Happy Valentines Day!



Remember Presidents Day!



Happy St. Patrick's Day!

ASSOCIATE MEMBERS!

Welcome to our Associate Member page. These companies, vendors and agencies have paid or provided services MHOA to advertise in our MHL Newsletter and support MHOA. We encourage you to contact them to talk to them about their services.

Mountainside Financial—This company offers 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".

American Income Life (AIL) - MHOA benefit for accidental death & dismemberment insurance of \$4,000 at no cost to MHOA members. In the event of an accidental death or dismemberment of a member or spouse, please call Fran Christie at 1-877-531-5773 for details. Information and sign up cards are mailed to all new MHOA members. AIL IS A LONG-TIME SUPPORTER OF MHOA and has been providing this insurance to our members for years and years. We need companies and vendors to advertise in the MHL or to join MHOA as an Associate Member. Call or e-mail the office. The Associate Member annual fee is \$100 and vendors can attend our membership meetings and make a presentation on their products and services. Call or e-mail the office with suggestions or ideas of other vendors, agencies, etc. we could sign up for our Associate Member Program. Dues are \$100 per year.

Volunteers are needed badly. Please consider giving a moment of your time to assist MHOA in their endeavors. We need refreshing new ideas from all over the State of Washington. I do want to thank everyone who have stepped forward to assist us.



If you are having rodent problems here is an easy solution: Spread a few laundry sheets around. They hate the smell.

By Greg Keuhl from SeaBird Estates in Poulsbo!

Also another Legal Source : Google “Legal Shield” The cost is only \$17.00 monthly. They send you legal forms, pay 50% of court costs, but do not take drug offences.

Please remember a smile is the only gift you can give a stranger, so give often!

By Sherry Dawson of the Riveris

Trees – Trees are not specifically addressed in RCW 59.20. If a huge tree in the common area and a danger to your home, take pictures, measurements, send a copy to your homeowner’s insurance co, and one to your park office, owner or manager, deny responsibility for the tree. Many trees in Washington State, specially “Old Growth” or special trees are proteted. Check with the Urban Forestry Department. If there is dangerous tree on your leased lot, most park owners claim it’s your responsibility to take care of it, prune, or remove if hazardous, regardless of when it was planted or by whom. If in doubt, call an Arborist or qualified tree removal company for an estimate to remove the tree.



SNOW PLAN

The winds are blowing and the temperatures are dropping! Remember the Manager’s have a snow plan, or should. When do they plow the roads? if they have a company on retainer or do they really need one? Here are some tips for residents:

Your driveway is your responsibility

- 1. Remember to shovel it.**
- 2. If more than 3 inches on your roof you should consider shoveling it off.**
- 3. If a terribly harsh winter you might consider an extra support beam for your carport.**
- 4. You can also use Triple A if you get stuck, plus they offer many benefits at a low yearly cost.**
- 5. Pack food, blankets, water as an emergency kit!**
- 6. Ensure your car is winterized.**

HUD rules Dictate for “Roof Snow Load” It is extremely important when buying a new home or when relocating a used home to consider snow load. Ask the local jurisdiction what the roof snow load is at the installation site. Then make sure the home is built to hod that amount of snow. The snow load is listed on the Data Plate inside the home in pounds per square foot (psf). The minimum HUD snow load for Washington State is 20 psf, but in many places the actual snow load is much higher (up to 200 psf and more). The local jurisdiction may reuire that you build a ramada over the home if the home is not built to the local snow load.

HUD Rules are from the Washington State Community, Trade & Economic Dev elopment – Office of Manufactured Housing

Volunteers are needed badly. Please consider giving a moment of your time to assist MHOA in their endeavors. We would love to have new refreshing ideas. All ideas are welcome. We need ideas from all over the State of Washington. I do want to thank everyone who have stepped forward to assist us.

MANUFACTURED/MOBLE HOME LEGISLATIVE AGENDA FOR 2017

OPENING DAY – JANUARY 9, 2017

The Legislative Action Team (LAT) is gearing up for the coming Legislative Session starting in January. Up dated DATA SHEETS for your Legislative District, with your Legislators contact information and email addresses will be on the web after the first of the year. Target is to pursue the policy agenda we adopted in 2016. The *Legislative Policy Group** has sponsors for both bills and are grateful for their commitment to our cause in helping make manufactured housing affordable to those 74,500 households in Washington State who call their manufactured housing home. When our bills get to committee our legislators need to hear from you. This is when the LAT will notify you of up-to-date information on what YOU can do to help ensure passage of these bills. We use the email for this as there is usually very little time before the vote for our legislators to hear from their constituents. Please rest assured that an email or letter entitled LAT ALERT is sent to you for your support of bills that are important to homeowners and your follow up emails and phone calls to your elected officials DO make a difference. These Bills have been carefully researched before sending them to you.

Legislative Agenda

Prior to the approaching 2017 Legislative Session, board members from both State Organizations, **AMHO/MHOA** have been meeting with other stakeholders (representatives from the legal aid community, private attorneys, to discuss our 2017 legislative agenda. (*Legislative Policy Group**) The plan is to continue working on the same two priorities as we did in 2016: Opportunity to Purchase and Longer Closure Notices. While we readily acknowledge that ever-increasing rents are the number one issue facing our members, we need to be realistic enough to understand that it would take a groundswell of support (2/3 majority) in both chambers for us to establish a rent fairness statute in Washington. However, we will continue to check the temperature in Olympia and when the time is right we will do everything we can, with your support, to establish rent fairness for manufactured homeowners in this State.

Your State Organizations and the LAT will focus its energies on encouraging legislators to support the Opportunity to Purchase Bill – which got all the way to the floor of the House last session. This bill encourages, but does not require, community owners who plan to sell their communities to sell to a non-profit housing agency. If a community owner should choose this path, they are exempt from paying the real estate excise tax on the sale – a win-win for everyone – the community is purchased by a non-profit that will maintain the community and keep rents affordable and the landlord gets a fair price for the land and does not pay tax on the profit. We also want a Longer Notice of Closure. While 12 months' notice of closure is not nearly enough time for homeowners who need to consider where/if they can move their homes, as well as their families. State Organizations think that homeowners should be guarantee at least 5 years' permanency in a manufactured housing community so that they get, at least, some return on their investment.

Your State Organizations MHOA, AMHO, and the LAT need every one to be engaged fully in the legislative process). The LAT's job will be to monitor activity, send out regular alerts once the bills are dropped and assigned bill numbers, we will expect all of you to contact your legislators on a weekly basis to ask them to give their full support to these two bills. Please watch check the web site closely as the session nears and be prepared to act – whether by telephone, email, or in-person. Testimony to show that manufactured homeowners throughout Washington are watching and waiting for the Legislature to do what is right and fair for the 74,500 households living in manufactured housing communities throughout the State .

LA T, 12/1/2016JW



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

Have you renewed your Membership? Remember the renewal forms are sent out one month before your anniversary date to give you time to send in your dues!

I hope everyone had a wonderful Holiday Season and are ready for this coming year! We want to thank everyone for their continued support of MHOA. We are fighting hard for you!! Remember to call us at the first inkling of a problem. We may just be able to give you advice to help you through your difficulties or possibly help you solve them. We are here for you. Office hours are Mon-Wed 9:00 a.m. – 2:00 p.m. You may also leave a message!



LETS LEAP INTO THE FUTURE TOGETHER!!

Mobile Home Owners of America

3627 Wheaton Way Suite 105B Bremerton, WA 98310

Working for better and safer Manufactured/Mobile home living

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