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THE OSTA REVIEW

Volume 29 No. 3

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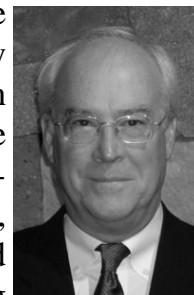
The Annual Meeting of Manufactured Home Owners of Oregon is September 6th, 2008 at the Keizer Elks. Please save this date. We will have details on time, cost, program, etc. in the summer issue of the Review in August. There will be lots of things to talk *Continued on page 6*

ELDER LAW SECTION NEWSLETTER

Manufactured Home Parks as a Choice

John VanLandingham

Bio: Staff attorney with Lane County Legal Aid & Advocacy Center since 1978, specializing in landlord/tenant law and affordable housing advocacy. In every Oregon legislative session since 1995, I've represented manufactured home park residents in negotiating and drafting amendments to landlord/tenant law regarding MH parks. I am also the chair of the Land Conservation and Development Commission, the state's equivalent of a land use planning commission.



Text: Some 65,000 Oregonians live in 1,300 manufactured home parks scattered throughout Oregon. Many of these residents are elderly. Someone may ask you whether becoming one of those 65,000 park residents, by buying a manufactured home in a park, is a good idea. Here's what I would tell that person.

People who own a manufactured home ("MH") and rent a space for the home in a park with at least four such spaces are, under Oregon law, a special kind of residential tenant. These tenancies are covered generally by the Oregon Resi-

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THE OSTA REVIEW

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Dick Johnson

MISSION

Our overall mission is to enhance the livability of manufactured / mobile home park living. We are a statewide grass roots organization which endeavors to make changes which will benefit those of us who own our homes and rent or lease the ground on which they are sited. There are several ways in which to accomplish our mission.

Help those who are living in parks where there are problems with park management by showing them how to form a home owners' association.

Encourage residents to join our association and form a chapter. Explain to residents how this allows them to speak with one voice when dealing with park management as well as State Government.

Educate people who live in manufactured / mobile home communities as to the rights afforded them under Oregon Revised Statutes. Teach park residents how to effectively stand up for their rights.

Offer guidance to member chapters when legal issues arise between the residents and park management.

Work year round with individual legislators as well as other organizations which have similar interests to ours to get legislation passed which will benefit all who have chosen the manufactured / mobile home park life-style.

Keep our members aware of the status of our legislation so they can contact their State Senators and Representatives and make their voices heard in Salem.

Support your local chapter!

ADVERTISING RATES

EACH ISSUE		
COPY SIZE		
FULL PAGE	7.5w X 9.8h	\$200.00
1/2 PAGE	7.5 w X 4.8h	\$125.00
1/2 PAGE	3.6w X 4.8h	\$125.00
1/4 PAGE	3.6w X 3.8h	\$75.00
1/8 PAGE	3.6w X 2.3h	\$50.00

Advertisers to supply camera ready art-work to sizes listed, Otherwise there will be a one time charge for type setting.

Elder Law cont'd from page 1

dential Landlord and Tenant Act, ORS chapter 90, but they have their own special provisions within the Act, found at ORS 90.505 to 90.840. (These provisions mostly also apply to floating homes -- houseboats -- in marinas, also defined as four or more (moorage) spaces.)

MH park residents are treated differently than folks who rent both the MH and the space, whether in a park or elsewhere, and than folks who own the MH and rent space for it on a parcel of land without three other MHs. The former are treated by the law like any residential tenant, say, an apartment tenant. The latter have only one special provision: unlike apartment tenants with month to month tenancies who can be evicted with a 30-day no cause termination notice, tenants who own their MH but rent the land outside a park can be evicted only with a 180-day notice. ORS 90.429.

And if you own both the MH and the land, you are like any owner of residential real estate. In fact, ORS 197.314 requires local governments to allow MHs to be placed on single family residentially zoned lots, like stick built homes.

So, what are the **advantages of MH park living?**

For many elderly people, MH park living offers a chance to downsize -- to retain the benefits of homeownership while ditching the responsibility of maintaining a big yard and house.

MH park living also offers the security of being part of a tight -- physically, since the spaces are small and close-by, and emotionally tight -- community, where everyone looks out for everyone else. Neighbors notice if you don't pick up your morning paper by the usual time. There's the weekly poker game at the community room, or Saturday morning pancake breakfast. It is similar to some forms of retirement living, but with more autonomy over your private living space. These are gated communities, but

still affordable. For an example of this "community-lifestyle" marketing concept, see the web page for a Eugene park:

Federal and state fair housing laws allow certain parks to discriminate against children, as 55-and-older-only parks.

Modern MHs are very well built and will last a long time, and in some parks they will appreciate in value. A MH in Songbrook sold recently for \$200,000.

MH park living is generally more affordable than buying a single family home -- both in terms of buying the home and in terms of renting the space (\$250 to \$500 per month, depending on location, quality, and amenities)

Many park landlords care for their residents as if they were part of the family, even living in the park among the residents. Apartment landlords don't do this.

There is a statewide advocacy organization that helps residents fight for their rights, Manufactured Home Owners of Oregon/Oregon State Tenants Association.

Finally, MH park residents have greater protections than regular tenants -- primarily that they can only be evicted for cause, even with a month to month tenancy, and that cause can be cured during the 30-day notice period. ORS 90.630.

But there are also **disadvantages:**

As the last positive point above suggests, MH park residents can be evicted.

You have the right to sell your MH in the park, even after you leave, voluntarily or involuntarily, but your landlord has the right to approve or reject your buyer, and sometimes there are conflicts over that. Or you have the right to take your MH with you, but as I'll explain further below, that's not easy to do.

The landlord can raise the rent with 90 days notice, at any time and for any reason (except illegal discrimination or retaliation)

DEMOGRAPHICS OF MANUFACTURED HOME PARK RESIDENTS IN OREGON

References: Oregon Department of Housing and Community Services.
2000 United States Census

- Approximately 3% of the population in Oregon live in manufactured homes located on rented or leased land.
- 82.1% of manufactured homes on rented land are owner occupied.
- 13.7% have a household income of less than \$10,000 per year.
- 41.1% have a household income of less than \$20,000 per year.
- 66.1% have a household income of less than \$30,000 per year.
- 16.9% are 75 years of age or older.
- 29.6% are 65 years of age or older.
- 54.9% are 55 years of age or older.
- 32.1% are 2 person households.
- 35.4% are 1 person households.
- 75.4% of those living alone are women.

This means in Oregon that:

Two thirds get along on less than \$30,000 per year.

Over half are 55 years of age or older.

Over a quarter are women living alone.

National statistics for income levels and poverty levels for various age groups and familial status for the 48 contiguous states.

- Median household income by age groups:
 - 55-64 = \$46,535
 - 65-74 = \$31,518
 - 75+ = \$23,783
- Poverty levels:
 - 2-person household = \$12,120
 - 1-person household = \$8,980
 - Note: Those who are at these income levels are really in need of help.
- Percent of age groups at or below poverty level:
 - 65-74 = 6.6% = 1 in 15 #
 - 75+ = 8.8% = 1 in 11#
- Percent familial and age group status at or below poverty level:
 - Married couples 65-74 = 3.1% = 1 in 33 # 75+ = 3.6% = 1 in 28 #
 - Men living alone 65-74 = 9.8% = 1 in 10 # 75+ = 7.2% = 1 in 14 #
 - Women living alone 65-74 = 10.1% = 1 in 10.1 # 75+ = 6.3% = 1 in 16 #

approximately number of people living below the poverty level.

How Oregon compares to the national averages is unknown. However, when one looks at the demographics for Oregon manufactured home park residents it seems evident that they are far worse off financially than the national averages for all U.S. citizen groups listed above.

Elder Law cont'd from page 3

tion). Rent increases may have the effect of forcing you out of the park, in extreme cases, and even with smaller increases there is a negative effect on the value of your MH. There is a trend in the industry for mom and pop landlords to sell their parks to corporate owners, some of whom are more interested in maximizing their investment, by raising rents.

The landlord or on site park manager can be a jerk -- although MHOO/OSTA got a new law passed in 2005 requiring landlords and managers to get a certain number of hours of training every two years, like our MCLE requirement.

Lenders treat MHs on rented land as personal property, like autos, which means you can only get mortgages for three to five years and you pay a higher interest rate.

Finally, and most significantly during recent years, your MH park can close or convert to a subdivision, forcing you and all your neighbors to move.

Park Closures: It used to be that bad management and rent increases were the greatest fears of a MH park resident's life. Now that fear is over park closure.

In 2005 and 2006, 31 MH parks closed in Oregon, representing some 1,500 spaces. The closures were mostly in the red hot real estate markets of Portland Metro and Central Oregon.

Under Oregon law, a MH park landlord can close a park to convert it to another use -- even when residents have fixed term rental agreements or leases that extend beyond the closure date. Prior to 1/1/08, a landlord need only give a park resident one year's written notice, with no financial assistance. (The landlord could give less notice, but not less than 180 days, if the landlord also paid the resident \$3,500.)

A closure is very bad news for park residents. It is both costly and difficult to move a MH.

Most MHs are not mobile; they move only once in their lives, from the dealer's lot to the park or site. Some MHs are too old and fragile to be moved. For those that can be moved, there are big hurdles. MH advocates estimate that it costs between \$15,000 and \$25,000 to move a MH, depending on its size (single, double, or triplewide). There are also shortages of park spaces to move the MH to, especially in those red hot markets. And some landlords won't take MHs that are older than, say, 10 years. Obviously, if you can't move the home -- and selling it is next to impossible, except at deeply discounted prices -- then you lose any equity in the MH. And, perhaps most significantly for elders, you lose your community -- the people who look out for you, who play canasta with you, who take you to your doctors' appointments.

Why are closures happening?

Some parks were always destined to close. Before the early 1980s, many MH parks were placed on land zoned for industrial or commercial uses. MH parks were viewed by local governments as an undesirable and temporary use, and it was expected that someday the land would be used for a nice lumber mill or 7-11 store. So, obviously, moving into one of these parks has great risks.

But it was a surprise to MH resident advocates when, in 2005, nice, newer, post-1980 parks on residentially zoned land started to close and redevelop as higher end residential. The cause is the increased value of that land. Many of those parks were built on the fringes of cities, and those cities have now grown out to them, and the market is there for redevelopment. Parks tend to be low-investment uses, with low financial returns. They also tend to be large, flat, and on major streets -- and as a result they are prime targets for redevelopment, like another, similar land use, golf courses. During the boom closure years, park owners were getting cold calls from Seattle developers offering them buckets of money for their land. Some took that

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money, or tried to. In 2006 the residents of an 11 acre MH park in West Linn, built in 1990, offered their owner \$5 million; he refused their offer, hoping to get \$10 million, and closed the park.

Certainly, Oregon's land use program had some bearing on all this. Developable land within our cities' urban growth boundaries is limited and therefore worth a lot of money. But this phenomena is playing out all over the country, wherever people want to live badly enough to be willing and able to pay a lot of money -- Washington State, Idaho, Nevada, Arizona, California, Florida -- and most of those places don't have land use planning.

MH resident advocates pursued several routes in the 2007 legislative session in trying to minimize the harm from park closures. But it is important first to note that one of those routes is not prohibiting closures. I believe that an outright prohibition would be an unconstitutional taking, and given the value of land no local government can afford to buy the closing parks. The routes we have taken fall into two categories -- (a) encouraging sales of at risk parks to the residents (as a co-op) or to a nonprofit or housing authority, through public subsidies and incentives, and (b) requiring the closing landlord to provide some financial assistance to displaced tenants. The latter (between \$5,000 and \$9,000) can be found at ORS 90.645. There is also a \$5,000 refundable state tax credit, even if you don't owe any taxes.

But as you can see by doing the math, financial assistance of \$10,000 to \$14,000 doesn't cover the moving cost, must less the loss of value if you cannot move the MH.

The 2007 legislation (HB 2735) which created the tenant protections and did some other things related to closures also preempts local governments from regulating park closures. Six local governments had local park closure ordinances and are grandfathered in, although they cannot amend them: Eugene, Wilsonville (on appeal

from a Circuit Court finding that it is unconstitutionally burdensome), Bend (also in litigation), Oregon City, Forest Grove, and Clackamas County. They each add something to the state tenant protections, ranging from a little to a lot.

One variation on park closures is something called a conversion, to a subdivision. In such a case, the converting landlord must offer the individual lots to the MH park residents for purchase. See ORS 92.830 to 92.845.

The 2007/2008 real estate collapse has had one silver lining -- park closures have all but stopped. But we expect the economy to improve in another year or so, and the real estate market to recover, and people will want to move to Oregon again and will be willing and able to pay lots of money to live here, and so park closures will come back.

In the meantime, we advocates hope to improve our carrots and hone our tools to enable more resident and nonprofit purchases of parks, following a model created in New Hampshire, where more than 80 MH parks have been purchased by resident-formed co-ops over the past 25 years. Resident owned park communities ("ROC's") have security, stable rents, equity appreciation, and treatment like real estate by lenders.

Your safest bet, then, for MH park living is an ROC or a MH park with a local landlord who is committed to remaining as a park for the long term.

Fall Seminar cont'd from page 1

about. For one thing, we will be coming into another legislative session and we need your input. If you have some ideas regarding legislation, send them to Pat Schwoch. So make plans to attend this seminar. Thanks, Pat.

STATE LAWS GOVERNING MHPs

Rental Agreements vs. “Leases”

There are three documents every resident of a manufactured home park should have.

First, the landlord is required to present prospective residents a **Statement of Policy** before they ever become tenants. The **Statement of Policy** tells the location and size of the space, the federal fair-housing age classification and present zoning, provides a rent history for the past five years, lists services provided by the landlord, states fees and installation charges, gives the park policy on termination of rental agreement and possible closure or sale of the park, states pertinent information about utilities and services. **If a tenants’ association (like an OSTA chapter) exists, the landlord also gives a one-page summary of it as written by the association.**

The **Statement of Policy** is a very important document. If you don’t have a copy, you’re supposed to get one with any notice of a rent increase or rental agreement renewal.

Attached to the second document, the Rental Agreement, will be the park’s Rules and Regulations.

Month-to-month rental agreements and rules, once signed by the resident and the landlord, can’t be changed unless both parties agree or there are changes in the state laws that govern manufactured home parks. To repeat, there won’t be changes in the rules unless both resident and landlord agree or unless the state laws are changed.

Some parks’ residents talk about having **leases** instead of month-to-month rental agreements. The term “lease” is not used in the Oregon Residential Landlord/Tenant Act (ORS Chapter 90). Instead what many of us think of as leases are “**fixed term rental agreements.**” These are set for at least two years. Upon reaching the end of the fixed term, these agreements can be renewed for another fixed term. To renew a fixed-term agreement, the landlord “shall submit the proposed new rental agreement to the

tenant at least 60 days prior to the ending date of the term. The landlord shall include with the proposed agreement a written statement that summarizes any **new or revised terms, conditions, rules or regulations**” (Chapter 90.545(2)). The tenant must accept or reject the renewal in writing at least 30 days before the lease expires. If the landlord fails to offer a new lease, “the tenancy renews as a month-to-month tenancy.” OSTA has felt that the 30-day rental agreement is preferable because the rules can’t be changed—unless state laws change—if 51% of the park residents object. With fixed-term agreements, you can be handed new rules at every renewal, as long as they’re the same as new tenants have been offered for the preceding six months. Will 51% of your neighbors object to any new rules your landlord hands you?

—Jane Capron

Simple Thought...

Life is too short to wake up with regrets. So love the people who treat you right. Forget about the ones who don’t. Believe everything happens for a reason. If you get a second chance, grab it with both hands. If it changes your life, let it. Nobody said life would be easy, they just promised it would be worth it. Friends are like balloons; once you let them go, you can’t get them back.

Author Unknown

ONE-SIDED ARRANGEMENTS

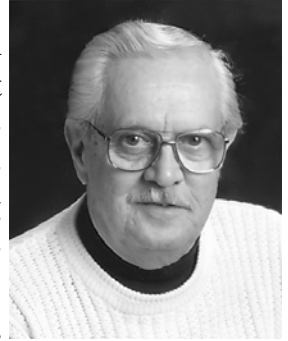
Over time we, Pat and I, have had the occasion to attend gatherings where the park owner's representative along with their attorney were meeting with the residents of a park to advise the residents about the terms and conditions of a new fixed term tenancy being offered. There was one such gathering that was very interesting. When some of the residents had questions, which were legitimate, they were brushed off by the park owner's attorney. Also, it was indicated, by management, that the residents had little choice but to accept these new terms and conditions or move. Some of these seemed quite onerous to me so I asked the attorney if he would let his mother sign a lease like that? That ended the conversation.

What I am coming to is that many of the fixed term tenancies or rental agreements are right on the edge of being illegal. Particularly when handed out in 55+ parks where most of the residents are seniors. As we all know many seniors are easily intimidated and afraid to challenge what they perceive as authority.

Any attorney that would craft an agreement to be offered to senior citizens that they would not let their mother sign is certainly, in my opinion, unethical to say the least. Just because it's legal doesn't make it right. Any park owner that employs such an attorney is not interested in what is best for the manufactured home park industry long term. It seems to me there needs to be some government agency that could create a "standard lease/rental agreement" that would offer adequate protections for both the park owner and the park resident. I am getting damned tired of seeing agreements that are heads, the park owner wins and tails the tenant loses.

We have seen time after time where amenities have been removed and no compensation in the form of rent reduction was done. Example, one park removed the pool table and used what had been the pool room for a sales office for a manufactured home dealer in which the park owner had a financial interest. The residents were too worried about a rent increase if they were to demand their rights. Another park

owner filled in the swimming pool with soil and made a flowerbed out of it because it was too expensive to make the needed repairs on the swimming pool. Again, with no reduction in rent.



And then there are those pesky rules. I quote in part some of ORS 90.510 (6).....A rule or regulation shall be enforceable against the tenant only if:

- “(a) The rule or regulation:
 - (A) Promotes the convenience, safety or welfare of the tenants;
 - (B) Preserves the landlord's property from abusive use; or
 - (C) Makes a fair distribution of services and facilities held out for the general use of the tenants.
- (b) The rule or regulation:
 - (A) Is reasonably related to the purpose for which it is adopted and reasonably applied;
 - (B) Is sufficiently explicit in its prohibition, direction or limitation of the tenant's conduct to fairly inform the tenant of what the tenant shall do or may not do to comply; and
 - (C) Is not for the purpose of evading the obligations of the landlord.”

It has been a long time since I've seen a set of rules limited to the statute requirements listed above. Most rules I've seen lately are far more onerous.

Keep in mind I am not a lawyer! I am only quoting verbatim a specific part of Chapter 90.

I would like to see some kind of enforcement to demand reasonable and what I consider ethical leases and rental agreements and reasonable rules based on Chapter 90 requirements. And then some kind of a financial penalty for those who act unethically.

Good Luck

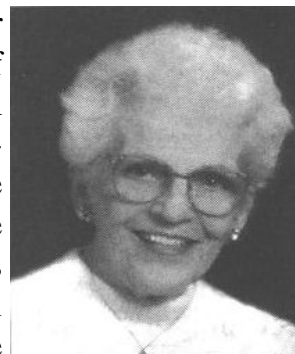
Fred

WANDERING

I have just spent an hour going through some of the old OSTA Reviews. Old in the particular instance is 1994 through 2000. There is a lot of history in those papers and one of the most glaring is that the Schwoch's have been looking for a member to step forward and replace them for low these many years. I noticed that Fred started asking for someone to replace us in 1997. We had one person who served as President for one term. I first became involved in the 1994/1995 session. As I look back I realize how naïve I was. In thinking about this maybe it is the fact that I was 70 years old during the 1994 session and the only thing I knew for sure was where the front door of the Capitol was. I must confess I made doozie mistakes in the first session or two. In the seven sessions since I have learned a lot, gained a lot of respect from the legislators, the park owners association and the folks that work in the legislature. We have had some very good legislation passed for those of us who live in mobile, manufactured homes. When we look at the membership application brochure it is a litany of what we have gained for mobile home owners.

We are looking at some changes that need to be made to continue Manufactured Home Owners as a viable organization addressing the issues that affect our lives and our chosen lifestyle. The big problem of our association has always been funding to keep the association working. It seems we are victims of our own success. We don't seem to be able to make our members realize we have to continually be alert to issues that arise and cause problems. One of the strong points over these years has been our ability to communicate with the members either by phone, mail or in person. Some of the truly good times have been the trips we make to a chapter and have a great exchange with the members. We find that it gives our members a burst of enthusiasm and we feel a great connection with the members.

I guess the main reason for this article is to tell all of you that Fred and I will not be the go to 'guys' after the convention in the fall of 2009. We will be involved in this year's seminar (2008) which will be September 6th at the Keizer Elks. There will be more information about this seminar elsewhere in this issue. We intend to visit all of our park chapters in the next few months. I will work the 2009 legislative session with John VanLandingham. Will we miss what we have done all these many years? Of course, but the bottom line is it is time for someone else to start working with the members. Better we find someone replace us rather than have the organization rudderless for a time in the event we were unable to continue to lead the association. We will keep you in the loop as to what is happening and how we will meet this challenge. If you have questions call us or call the office and we will respond to you as we always do.



We don't know if the coalition is going to survive after the fiasco of the last session. If it doesn't, John and I will be working on legislations for some of the issues that still need to be solved. If you have ideas regarding legislation you feel we need, drop me a note or give us a call and we will see what we can do.

I mentioned that we have the convention / seminar coming up on September 6th at the Elks club in Keizer. Please put this on your calendar and plan to attend. There will be lots more information in the August issue of the OSTA Review. See you in September.

Fred and I have visited with several chapters in recent weeks. We had a very good visit with one of our newer groups in Forest Grove. Quail Run is a very good group who are working very hard to help make their community a better place to live. They have had a number of

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More Wandering from Pat from page 9

problems recently but they are working to build their chapter and are doing a good job.

We enjoyed a very good time in Sherwood with the Smith Farm residents. They have three meetings a year that are a combined social and business meeting. They have a group of very nice residents in their park and the food is always wonderful. One of the members in the park, Howard Clukey, has been an OSTA member since 1989. We were given a very pretty spring time planter for our deck. Thanks to all of you.

Sus DeLateur held her quarterly District meeting on Saturday the 19th at Salem Greene in Salem. She does a good job with these meetings. There were eight chapters present and lots of questions regarding problems in the chapters with managers and owners. In a separate article you will read about Salem Greens and the activities they enjoy. They have a **very** good relationship with their managers, who have been in the park for nine years.

We also spoke to a group from Washington County who are involved in senior issues. Their official name is Washington County Aging and Veterans Advisory Council. They are concerned about housing, veteran issues and all the problems associated with aging. Washington County has always had an active group of residents whoe are involved in senior issues. My dearest friend, Patricia Maberry, is a member of the group.

We met with the residents of McNary Oaks in Keizer. They are having a dreadful time because their owner does not care what the property looks and is hiring part time folks. It is a disaster and we must find some way to help them. The same owner has a park called Parkview in Rogue River and is raising their rents. In some cases, the raise will be \$600 a year. The residents are working very hard to address the problems and find solutions.

More on these issues later.

Pat

SUMMER OAKS REPORT

For the first ten years in the life of Summer Oaks Manufactured Home Park in north Eugene, we slowly grew and vacancies were non-existent. After we filled up our 102 spaces, we had a waiting list of potential buyers that would snap up the first vacancy within hours or days of the listing. But, like all real estate markets, we experience highs and lows. We are experiencing one of those lows right now, like all of you, and probably will for the next year or so. In the meantime, we read about some parks that hava a potential to close in the near or distant future. All of these issues have a negative effect on many of us. We must trust that things will get better and the economy and the real estate market will recover. It always does.

We like to focus on the positive points of living here at Summer Oaks. Our locations could not be better. We are neighbors to one of the best medical facilities in the state, opening its new facility in August. Our park is maintained to near perfection, and everyone likes each other. Our club house functions are pretty well attended and our OSTA membership is about sixty-five percent. All is well at Summer Oaks.

Dick Norton, Chairman
Summer Oaks OSTA Chapter

SONGBROOK IN EUGENE

SongBrook management will soon conduct its annual inspection of the exterior of homes and lawns. Each homeowner receives a report on needed maintenance. The report is an advisory intended to forestall later high costs.

SongBrook management will soon conduct its annual inspection of the exterior of homes and lawns. Each homeowner receives a report on needed maintenance. The report is an advisory intended to forestall later high costs.

Meanwhile our fleet of handsome Mallards has been joined b another fleet of scruffy wid-

cont'd on page 11

Cont'd from Songbrook in Eugene on page 9

geons. The fleets ignore one another.

The SongBrook chapter of OSTA will hold its spring garage sale on June 13. Proceeds from this sale and from quarterly bingo games go to the state office.

The SongBrook library of dust-jacketed hardbacks and of paperbacks grows weekly and is heavily used. Supervision of this collection and of our racks of videotapes and discs is provided by the Bookworms, who meet twice monthly to discuss and manage.

The SongBrook website, www.songbrook.com, is worth checking out. Our owner-managers are considering adding adult foster care to the services they already provide.

Pax Hart

GOINGS-ON AT GAINSBOROUGH

Gainsborough in Eugene has a new website that includes information about the community, homes for sale and shows photos of residents enjoying parties and events. It's www.gainsboroughhomes.com.

There are 75 more rainbow trout in the Gainsborough fishing pond and both waterfalls and all four fountains along the waterway have attracted several mallard ducks, two sets of wood ducks and a pair of Canada geese. Residents have lots of babies to feed while enjoying their nature walks around the community.

The massage classes have been a great success as well as our exercise programs. We have had entertainment at potlucks and enjoy many parties and events. Barbecues are in the works for summer. We have a lot of fun here, and invite you all to come visit us.

Jeannie Rosenberg

MONTA LOMA PARK

Twenty years ago, in 1987, I had the good fortune to buy my mobile home in Monta Loma Park in Springfield. There were 108 spaces with a mix of single- and double-wides. Each space had an ornamental cherry tree, with firs and plum trees scattered throughout the park. A park rule required every space to have colorful flowers. I was charmed. Now our park has grown to 123 spaces and some trees have been removed, but we still have a very pretty park. Our owner/managers have shown great care about maintenance, and while strict about the rules, have treated the residents with fairness and respect.

A men's group was formed a few years ago. They serve cooked breakfast once a month and organize the annual yard sale.

Five months ago a resident decided to form an official Resident's Group, meeting monthly and supported by the owner/managers. A main goal for the group is to make everyone feel welcome and appreciated. A residents' group is an important contact source for OSTA as well as other local mobile home park groups when important issues come up which affect us, in our city as well as statewide. So "bravo" to the Monta Loma residents who have volunteered to take this important step.

Berl Oliver



SALEM GREENE ESTATES HOA

increased to two evenings a month.

Residents enjoy many activities sponsored by the HOA. Each month finds our calendar full with such things as card games, quilting, pot-lucks, coffees, dinner shows, Bunco, Patio Sale, Bazaar and whatever else we can think to do.

Volunteerism run very high here in the park so from an idea to the finished result is a short distance. Of course it even makes it so much better to have a wonderful working relationship with management. Sabe and Charlie Hubbard have been managers here for nine years. They are always ready to participate with the residents such as Charlie being part of our Country Western show and you'll always see Sabe in the kitchen or in the craft room.

Last year, a group of the ladies made a quilt and raffled it at our Bazaar in November. They made enough money to purchase a quilting frame. One quilt has been finished which is being raffled off again in November at the Bazaar. Quilting is open for anyone who wants to come, have a cup of coffee (the pot's always on) and put a few stitches in. The plan is to keep a quilt on the frame at all times.

Bingo is held every Thursday evening with refreshments totally run by volunteers. Its always a fun time. New this year is Texas Hold-Em, which has proven to be so popular it has been



Several times a year we try to have a dinner with entertainment. Our March Dinner Show turned the clubhouse into a night club complete with linen table cloths, candle decorations, fine china and silver as well as wine (management approved wine). Our entertainment was a local string instrument group.

In October, we have a Country Western show put on by the residents. It is well received and always has a packed house.

We are always thinking up new things for variety of entertainment. We are very fortunate to have such wonderful volunteers and support for our events.

Where OSTA takes care of our legislative needs, our HOA takes care of our social needs. I enjoy being President and could not ask for a better Board of Directors and fellow officers. I believe having a Home Owners Association is the only way to go. After all, this is like a small city within a city and we are a 55 and older park, so there is a great need to watch out for each other.

It was our pleasure to host the district meeting and hope you all enjoyed your visit. Stop by when you're in the neighborhood. The clubhouse is always open, coffee pot is full and there is always something going on.

June Abbott

HI PAT,

Enclosing my check for belated dues and also would like to express my gratitude for all you are doing to promote changes. I will do all I can to encourage others here in Eldorado to support OSTA, I'm sure it seems like a losing

Hi Pat cont'd

battle for you many times, but we are grateful, and hope that all future endeavors will reap success.

Sincerely, ANN

LAKE RIDGE OF EUGENE

After two years of battling city hall, the residents of Lake Ridge of Eugene were finally victorious in their fight to force the city to find a different location for the proposed Wilamette/MacKenzie hospital.

Originally, the city had supported the location of the hospital to be built at the end of a dead end road that fronted our park. The situation was further flawed by the absence of any reasonable access to the golf course that was the target for the hospital's location. There was no way the anticipated traffic could be accommodated. It took the leadership of our neighbors headed by a dedicated and erudite woman, Ann Simas, to persuade the hospital to consider a different location.

Letters to the local newspaper, attendance at numerous meetings of the government bodies, employment of lawyers and planning experts and the generous contribution of funds helped to force the City Council to change its mind. All of which proves that if your cause is just and you persevere, it is possible to prevail. Do not ever give up!!!

Celeste Ulrich

OBITUARIES

Word has come to us of the death of Art Maass, a long time member of Silverton Senior Estates Chapter. Art and LuAnn had been leaders and active members of that chapter.

We send out condolences to Luann.

We lost two members of our chapter at Nut Tree Ranch Mobile Park in Newberg. Marian Clair was a charter member of the OSTA Chapter and June Spangler had been a member since moving to Nut Tree. We extend our sympathy to their families.

FALCON WOOD VILLAGE & OSTA CHAPTER #901

Falcon Wood Village is a 183 space mobile home park, which has been in Eugene since the early 1970s. At present we have about 15 homes for sale or abandoned and 21 vacant lots.

Falcon Wood has an active OSTA chapter with approximately 50 members. We hold six (6) open meetings a year, at 6:30 p.m. on the first Wednesday of the month in the clubhouse. The next meeting is in June. Meetings are open to all tenants.

The current OSTA Board consists of President Ken Keith, Secretary Lynne Keith, Treasurer Wilma Minette and Member-at-Large Sandie Cooksey, John Little, Jim Provins and Vangy Provins.

Minutes of the meetings, including a Treasurer's Report, are posted in the Falcon Wood mail room for all to read. New members are always welcome, and the chapter pays the first \$10 of the first year's dues. Our chapter recently sent \$300 to the state office. Fund raising events include an annual Hot Turkey Sandwich Dinner in November, a Maggie & Jiggs Corned Beef & Cabbage Dinner in March and a new Summer Soup, Salad & Sandwich Spectacular in June. We also participate in the Falcon Wood Garage Sale, usually in June. Tenants not holding a sale may donate items to our site.

Our chapter publishes monthly newsletter called "OSTA Doings," which is distributed to all residents of Falcon Wood Village. Recent newsletters have included portions of Title 10, Property Rights & Transactions, because management is implementing water meters at each site.

For further information on this OSTA Chapter, contact Ken Keith at 541-913-5802.

EUGENE RESIDENTS SEEK TO BUY PARK

Residents of the former Hannah Del Estates Mobile Home Park in the Santa Clara area of Eugene formed an association to buy their park. Renamed RiverRock Glen, the residents, led by Diane Searle, Suzi Warren, and Roche Allard, contacted attorney Tony Woller and financial consultant Deane Sargent to arrange financing for the purchase of memberships and help in forming a corporation.

RiverRock Glen is seeking to purchase the park with primary financing coupled with an interest rate subsidy offered by the State of Oregon, as well as a secondary loan from Rural Community Assistance Corporation. In addition, the Association will raise equity through the sale of member shares to households residing in the park. The City of Eugene allocated \$330,000 of Community Development Block grant funds in March to help low-income residents to purchase their member shares. Each eligible household who applies for assistance will receive a no-interest loan that will be deferred until sale. The City expects to assist up to 30 households. Acquisition is expected to occur by the end of May. The cost of acquisition and conversion of the park is estimated at \$4,540,000.

STUDY GROUP AT LEE'S

At Lee's Mobile Home Park in Eugene, Ron Ruiz has begun leading residents through sections of Chapter 90. The goal is two-fold: one, for residents to learn their rights and two, for neighbors to get better acquainted and be able to support each other against unfair practices and in times of emergency.

Residents brought their rental agreements to the first meeting to compare and discuss them. At an upcoming meeting, the plan is to have the group study "waivers." In the new, 2007

WHAT'S UP AT WOODLAND PARK?

A change in management has brought new projects and challenges to Woodland Park in Eugene. Amy Bellman, formerly the office coordinator for Sun Communities, was named park manager earlier this year. She came on board in time to see new speed bumps go down and now awaits the strategic placement of four security cameras in the park. It looks as if resident safety is uppermost in the mind of Sun Communities these days.

Fun is also on the agenda. A newsletter fundraiser, which includes an ice cream social and fashion show, as in the works for June 10. Then, in July, Amy and owners are planning a barbeque bash with hot dogs and all the fixings.

On-going activities include line dancing on Thursdays, Game Day on Wednesdays, Bunco every month, a park-sponsored walking program, and a bowling league and a golf league. The swimming pool, exercise room, and library are popular gathering places.

The residents are leading better lives because of the work of management and many active homeowners.

Lee's cont'd

statutes, the laws about waivers have changed a bit. One major change is that a tenant cannot be evicted, if for three or more separate rental periods the landlord accepted rent knowing the tenant broke the rules. The previous statutes said two months, not three.

Statutes concerning waiver have moved from Chapter 9-.415 to 90.412, 90.414 and 90.417. Correcting violations-called "cure" - is discussed in Chapter 90.392. Jane Capron

OSTA vs. COMMITTEE OF SEVEN

Manufactured Home Owners of Oregon/OSTA was formed as a lobbying group to help write and encourage passage of bills that would make life in manufactured/mobile home parks better for residents who own their homes but rent the land under them. To that end, many bills have been passed into laws and continue to be written and passed due to the efforts of the organization.

One of the laws OSTA was instrumental in passing is Title 10 Chapter 90.600 (5)(a) and (b). This statute allows the residents to elect a Committee of Seven or fewer to represent them at two meetings a year to discuss non-rent concerns regarding the facility with the landlord. After each meeting the committee is to send a written summary of the proceedings to the landlord or his representative, who then has 60 days in which to respond in writing to the concerns. The committee is entitled to informal dispute resolution if the landlord fails to meet or respond to the summary. OSTA chapter officers do not have this legislative right.

In other words, OSTA got us the law that allows each park to elect a committee to solve park-wide problems. It is not OSTA's job to solve the problems; it is the job of the Committee of Seven working with the landlord or his representative to attempt solutions. OSTA's job is to write bills and get them passed into law. The Committee of Seven is to attempt to solve park-wide problems through negotiation with park owners.

The job of each park's OSTA chapter is to increase membership, because the more members OSTA has, the stronger the impact on state legislators. The job of each park's Committee of Seven is to attempt to solve park-wide problems through negotiation with park owners.

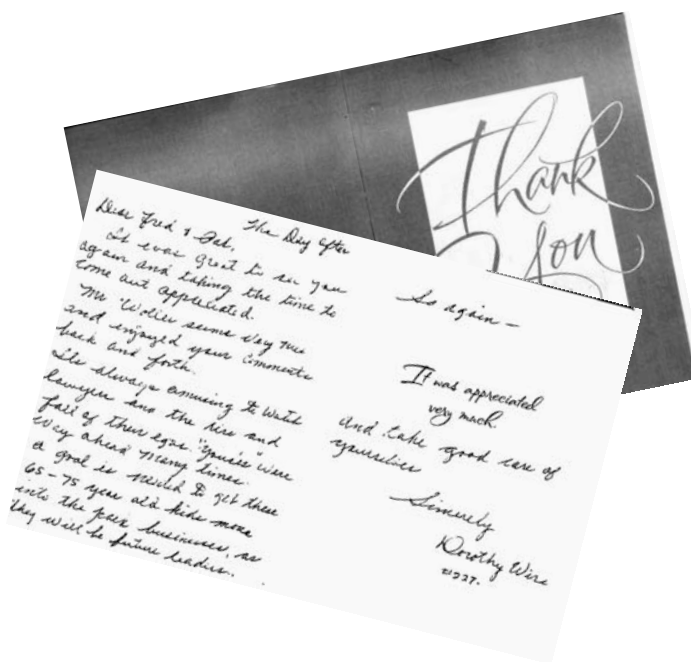
Some parks also have a Homeowners Association that automatically includes every resident of the park. Generally this group offers activities to promote neighborliness. Among the activities are coffees, potlucks, games, garage

sales, welcome baskets, etc. This group can also provide information on community services. If there is a homeowners association, the OSTA chapter or individuals can assume promoting neighborliness.

Another group that often is a Security Patrol, established with the help of the police department.

Some parks have a Park Purchase Committee that writes a yearly letter to the owners asking to be notified if the park is put up for sale.

It is of utmost importance that each group function within the parameters of their committee so that duties don't overlap and feelings don't get bruised. Even if a park has just two of the groups mentioned here, it would be wise for the chairpersons to confer periodically and lay out and agree to their agendas in writing before reporting to the rest of the residents. All of these groups are referred to in the state statutes as Tenants Associations. At one meeting each year, the chairs of the groups should revise a one-page reference listing the organizations and their contacts. Management is required by statute to provide this page of information to new residents along with a Statement of Policy, rental agreement, and rules.



WHAT IS AN OSTA MEMBER?

An OSTA member is an individual who is aware of the rights afforded manufactured home park residents under Oregon Revised Statutes Title 10 Chapter 90 Landlord / Tenant law.

A member of an OSTA chapter converts individual power as a park resident into a group effort to manage concerns unique to their particular community.

An OSTA member belongs to the only statewide association of individuals and chapter groups that share the commonality manufactured home ownership and residency in a community.

The statewide OSTA community of members and chapters is focused to affect state legislation in ways individuals cannot do alone.

For over 30 years, OSTA has been the architect of the statutes and protections afforded the over one hundred thousand Oregon manufactured home park residents, members or not.

SIGN UP A NEW MEMBER TODAY!

MEMBERSHIP APPLICATION

**PERSONS INTERESTED IN ENHANCING
MANUFACTURED HOME PARK LIVING
\$30.00 PER HOUSEHOLD PER YEAR,**

Membership includes a subscription to *The OSTA Review*, our quarterly magazine.

Print Name (Last, First): _____

Second Resident: _____

Manufactures Home Park: _____

Address: _____ Space No: _____

City: _____ Zip Code: _____

Home Phone:(_____) _____ Cell:(_____) _____

E-Mail Address: _____

MAIL TO:

MANUFACTURED HOME OWNERS OF OREGON, INC.
3000 Market St. NE. Suite 426
Salem, OR. 97301