



VOLUNTEER SPOTLIGHT

Marita Ruiz

by Sue Foster



On a recent visit to Lee's MHP in Eugene, I met a remarkable lady, Marita Ruiz. As a one-woman welcoming committee, Marita puts together 'greeting' baskets for people who move into the park. She especially likes baskets that can be re-used as a wastebasket in a bathroom or bedroom. Inside she tucks useful items: a note pad and pen, candles, tissues.

When she finds a bargain on a household item, she picks up an extra for her 'greeting' basket stash so each basket is different except for one thing. Marita always puts in a MH/OSTA membership brochure and Chapter contact information. Managers are supposed to give newcomers this info but with the crush of move-in paperwork, it is usually lost in the shuffle.

What a great idea! And, thank you, Marita for being such a thoughtful volunteer. ■

THE osta REVIEW

Volume 30, No. 4

SUMMER 2009

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CONFERENCE
SEPT. 26TH
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2009 Legislative Wrap Up

By John VanLandingham

The 75th Oregon Legislative Assembly wrapped up business late on June 29. Although the primary focus of the 2009 legislature was addressing Oregon's budget crisis, there were a number of positive developments that affect manufactured home park residents. This article will review those bills.

First, a bit about me: I've worked as a lawyer for Lane County Legal Aid & Advocacy Center for more than 30 years, primarily representing low income folks on landlord/tenant matters, including manufactured home park (MHP) matters, and lobbying the Oregon legislature for affordable housing funding and landlord/tenant law changes. For the past six legislative sessions, I have been the facilitator, electronic secretary, chief tenant negotiator, and draftsperson for the Manufactured Housing Landlord/Tenant Coalition. The MHL/T Coalition has been the only entity able to change state law to benefit park residents over the past six sessions.

While I am a MH/OSTA board member, I lobby on behalf of my employer. Pat Schwoch has been the lobbyist for OSTA, and has done a remarkable job of elevating MHP issues on the legislative radar screen and getting helpful law changes.

Please note that the Manufactured Communities Resource Center of

OHCS is a full, supportive partner in several of these bills. We also owe appreciation to several legislators, particularly Sen. Suzanne Bonamici, Sen. Betsy Johnson, Rep. Paul Holvey, and Rep. Nancy Nathanson.

Senate Bill 772

The MHL/T Coalition bill, SB 772, passed on the last day of the session. It was held up over concerns about General Fund costs because of staffing impacts at Oregon Housing and Community Development. The summary I gave the legislature was in the last issue of the *OSTA Review*. There were no significant changes from that summary, so re-read the Spring 2009 *OSTA Review* for more information on submetering, enforcement of mandatory landlord registration/education, temporary occupant agreements ('super guest') and political signs on park spaces.

(Continues Page 6: **Legislation**)

The OSTA Review is published quarterly by Manufactured Housing/Oregon State Tenants Association. MH/OSTA does not necessarily subscribe to all statements or opinions published herein. No portion may be reprinted without the expressed permission of MH/OSTA.

MH/OSTA office is located at
3000 Market St. NE, Suite 426
Salem, OR 97301

(800) 423-9371

Mailing address:
PO Box 701, Springfield, OR 97477
www.mh-osta.org

MH/OSTA OFFICERS

Executive Committee

*President, Board of Directors
and Southern OR District Director*
Terry Smith (541) 664-7531

*Vice President/Secretary
and Lane County District Director*
Jane Capron (541) 461-8919

*Executive Director and
Acting-in-capacity Treasurer*
Sue Foster (541) 844-2166

Board Members

Washington County District Director
Rita Loberger (503) 968-7084

Marion/Polk Counties District Director
Susan DeLateur (503) 378-7439

John VanLandingham (541) 485-1017
ext. 138

Mike Tayloe, CPA (541) 784-3997

Finance/Audit Committee

Chairman
Mike Tayloe, CPA (503) 554-0483

Deputy District Director

Jackson County
Gary Walters (541) 772-9037

From the Executive Director

... Sue Foster



Times may be hard, the economy may be dreadful, but MH/OSTA members are as resilient as ever! Most of

us have been through hard times before and we know it is especially important during those times to stick together. And that is exactly what our members have been doing.

The number of new members who joined MH/OSTA in June more than doubled those joining in May! And July is off with a bang, too, with one park alone signing up 27 new members. I know this doesn't just happen; it happens because of hard working MH/OSTA volunteers, people in new parks who work to gather their neighbors together to look for a better way, and individual members who take the time to talk one-on-one with neighbors.

To all the current members who help the organization grow -- raise your hand high over your head; now bend your arm and give yourself a big pat on the back. You make it happen, and for that we thank you.

There are exciting things coming in the near future. Soon to be launched is the new MH/OSTA website -- www.mh-osta.org. There will be a log-in feature that lets member access things like back issues of the OSTA Review, a list of volunteer opportunities, and more.

Just use your MH/OSTA member number to log in (*tip: it's printed below your name on the address portion of this newsletter.*)

Coming up very soon is the Annual Conference on September 26th at Shadow Hills Country Club in Junction City. If you've been to the annual meeting before, you know that it is not only informative, it's fun. If you haven't been or haven't been in a while, why not make this the year you attend? It's easy. See page 8 and 9 for details.

As a member, you know who to call about MH park issues, but a few doors down someone who is not a member may not. As a cost effective way to let more park homeowners know who to call, MH/OSTA will be listed in Dex phone book yellow pages in each and every phone book in Oregon under 'Manufactured Mobile Home Parks.' Phone book release dates are staggered so it will take the better part of a year for them to all come out, which will give us time to ramp-up call handling capabilities and develop additional resource referral information to help meet callers' needs. Over the next year we will be seeking volunteers to help respond to callers; maybe you'd like to help.

As always we are interested in hearing what's new with you and invite to share news from your park with other members. Send articles and photos to PO Box 701, Springfield, OR 97477 or email to: suefoster@clearwire.net. ■

From the President

... Terry Smith



I was looking through my past issues of the *OSTA Review* and came across the spring 2005

issue. There on the front page was a picture of our Miller Estate chapter receiving our charter from the former Exe. Director, Pat Schwoch.

Our chapter was formed in August of 2004, and that was the smartest thing we could ever have done. I strongly believe that every mobile/manufactured home park needs an OSTA chapter. We gained so much (and still are gaining) by having our chapter.

Looking at the picture brings back a lot of memories. Christopher Brown, our former president, is now in Salt Lake City, Utah. Larry Walters, board member, has also moved away. Larry was a former police officer and always had an interesting story to tell. Larry dressed up as Monica Lewinsky for our Halloween party and looked so

much like Monica. Larry even had good looking legs.

The original, two-term board included Stu Smith, vice president; Howard Garthwait, board member and now vice president; and Irene Poteet, board member. All are still well and still living here in Miller Estates. We went through some difficult times at the start, but with the assistance we received from Pat and OSTA, we did so very well.

This was the first time for all of us to be living in manufactured homes and not owning our land. Our problems started when we bought our homes. The paper work was not completed, nor did everyone receive rental agreements, statement of policy, or rules and regulations. Some homeowners received most of the paper work and others received almost nothing. Some received unsigned rental agreements. Titles were not transferred to some homeowners in a timely fashion, which resulted in delinquent taxes. And the list went on and on.

I, along with three neighbors, decided it was time to protect our investments and the investments of our neighbors, so we formed our OSTA chapter. Again, I will say that it was the smartest thing we could have ever done. Over time, our chapter worked things out to our benefit.

I later became chapter president and eventually Pat Schwoch asked me to become the Southern Oregon District Director, which I did three years ago. Now I am also president of the board of directors for MH/OSTA near completing my first year of service.

I could go on and on about the importance of being a member of MH/OSTA but you already know how important that is. That's why my goal, and MH/OSTA's goal too, is to reach as many non-members as we can and educate them about the importance of becoming a member. You can help me do that yourself by spreading the good word of MH/OSTA. ■

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New Board Member



In May, the MH/OSTA board voted to invited Mike Tayloe to become a board member and chair the Financial/Audit Committee. Mike is a certified public accountant and owns Mike Tayloe, CPA in Springfield.

A graduate of Chico State College in Chico, CA, Mike and his wife, Betty, have lived in cities from San Diego to Seattle as he pursued his business interests. In addition to running his business, Mike serves on various government committees in Lane County. He also belongs to the Springfield and Eugene Chambers of Commerce. He says serving on committees and solving civic problems is "his hobby."

Now he will use his business acumen to oversee the finances of our 501(c)(3) MH/OSTA. In just two board meetings, we've benefited from his sound advice. When he has "extra" time, he enjoys training dogs for field trials and obedience marathons.

There's an old adage that says if you want something done, ask a busy person! ■

MH/OSTA Board Adopts Strategic Plan

By Sue Foster

At the July board meeting, the MH/OSTA Board of Directors put finishing touches on and adopted a Strategic Plan that looks far out into the future. The plan is designed to preserve and enhance current membership services and expand overall education and referral efforts statewide through funding opportunities.

Newer members might not be aware of events that led to the development of this long-range planning, so first, some background.

MHOO/OSTA (Manufactured Home Owners of Oregon) members had for some time been looking for ways to reach out to more park homeowners. The number of members was consistent but difficult, if not impossible, to grow. True statewide representation was difficult, too. With the vast majority of members living up and down I-5, reaching out to the owners of more than 65,000 manufactured homes in Oregon seemed impossible. In fact, operating strictly on income from membership dues, it really was impossible.

In September 2008, members voted to dissolve MHOO/OSTA and transfer its assets and membership to a newly formed entity, Manufactured Housing/Oregon State Tenants Association. MH/OSTA, a 501(c)(3) non-profit corporation, was formed enabling the organization to apply for grant funding that could help finance broader goals.

Funding for reorganizing was made possible by a grant from Community and Shelter Assistance (CASA.) MHOO worked along side MH/OSTA for a portion of the year and completed a final transfer of assets at the end of April 2009.

The stage was set and the Board of Directors could, at last put pen to paper and define what the next decade could bring. In doing so, key values were to be preserved:

- Organize and educate homeowners within parks.
- Provide pro-tenant voice in legislature.
- Involve members through volunteerism.
- Operate on a pay-as-we-go basis.

The strategic plan starts out with a restatement of the organization vision.

MH/OSTA VISION

Be the place that the owner of a home in any Oregon manufactured home park:

- *Calls for help and directly, or by knowledgeable referral, receives the help they need.*
- *Trusts to protect and enhance the security, affordability, and quality of their housing choice.*

Printed copies of the full plan will be available to members at the Convention in September and will also be posted in the 'Members Section' of the new website.

We hope you will read it and let us know what you think. ■

"Hello, this is MH/OSTA, how can we help you?"

by Rita Loberger, Washington County District Director

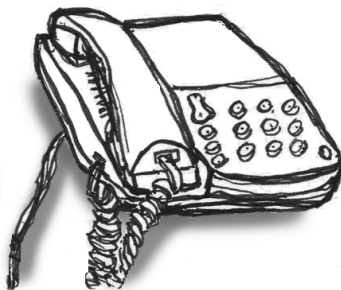
As the Washington County director, I get blind calls referred to me for all points North – i.e. Clackamas and Multnomah counties. I would like to see more memberships in this area, but as the requests for assistance arrive, they are deemed a priority. This past couple weeks, I have been working with a small park in Clackamas County.

The original request for help came from a neighbor of an 80+ year old lady who is presently in a wheelchair due to a back injury. She had recently scraped together enough money to paint her home and was really delighted with the Party Pool Blue color. Apparently the management was not and requested a tone down of the color to blend in more with the surrounding establishments.

As most of us are aware, these managers prefer to 'approve' our color choices prior to the painting of our residences and this step was not taken in this case.

'The letter' was sent to the resident requesting her to tone down the color and the resident held firm to her belief that there was nothing in print saying what colors she was able to use. Calls to me went back and forth for a few days.

Just before the July 4th weekend this woman received a notice saying the management would arrive on Tuesday to repaint her home. I received the call at 4:45 pm on Friday, July 3rd.



I consulted with management company on this and gave him the on-site manager's name and phone number on his answering machine to which he replied to me early Monday morning saying he had spoken with this manager and the painting would be done on a proper law enforced time frame.

This episode continues. On Monday, July 13th, I received a notice from our office via e-mail to call the OWNER of this community. This was a California owner, as I verified on the reverse phone number verification over the Internet. I called the number.

The manager and I exchanged information to tune in on the specific instance. The owner said a letter had been forwarded to the resident requesting a softer color choice. She also intoned that the letter had indicated they would have a licensed painter do the work for her. In most communities homeowners do the painting themselves or pay for the painting of their homes, so this was great news. We discussed various shades available and I told her I did not believe the gravestone blue/gray was what this woman had in mind. We discussed

other choices and she asked me to check in with the resident on the colors we had discussed. I did so.

With the knowledge that the management would do the painting and pay the bill and she would have the choice of her selection of colors, she agreed to the re-paint job. Delighted, I called the owner who said she would run post-haste to the local Home Depot and select a number of color families that would be acceptable for their community requirement.

A problem was solved without formal mediation and to the satisfaction of all by merely going 'into the grey area' of a situation -- which I have found necessary to do on several occasions. A little give and take is sometimes all that is needed between management and residents to come to agreement. So, once again, a call to MH/OSTA paid off for everyone.

We directors do whatever is in our power to assist residents. Know too, that your membership support is a vital part of this problem-solving process. Without you, there wouldn't even be a phone number to call, let alone someone who answers. So we can't say often enough, "Thank You, MH/OSTA Member!"

By the way, we do follow up with callers to let them know more about MH/OSTA with the hope that they will join the organization and help support statewide assistance to park homeowners. ■

2009 Legislation *(Continued from Page 1)*

Senate Bill 929

SB 929 did not come out of the MHL/T Coalition, but does rely on the Coalition to make it work. The bill is simple -- it requires all landlords of MH parks with 200 or more spaces to switch their method of water billing to submeters, by December 31, 2012.

The expectation, as I testified to the legislature, is that the Coalition will use the next 18 months to figure out how to address water billing problems and then will submit legislation to address this issue in the 2011 legislative session, thus negating SB 929. It is not clear, for example, that submetering will work for residents of all parks.

House Bill 2383

HB 2383 also did not come out of the Coalition, but like SB 929 it relies on the Coalition to make it work. It too is simple -- it requires that a park landlord who has the park up for sale must allow the residents a first right of refusal to buy the park, for 14 days.

Again, this bill is not effective until later, in this case, January 1, 2012. And again the expectation, as I testified, is that the Coalition will use the next 18 months to draft new legislation for the 2011 session which will better address this issue, thus again negating HB 2383.

House Bill 2255

HB 2255 is a bill that I drafted, with the help of others, including OHCS which introduced it. This bill makes a

number of changes to encourage lenders to treat MHs in resident-owned cooperative parks as real estate (loan rates on real estate are significantly lower than on personal property) and continues the advances we made in the 2007 session to encourage resident ownership of parks.

House Bill 2436 and Senate Bill 5535

Both of these bills provide funding for possible purchases of MH parks by residents. HB 2436 raises the filing fee for real estate documents by \$15, with the proceeds -- which will fluctuate with the economy but which are expected to be about \$15 million in the rest of this biennium -- dedicated to a variety of affordable housing uses, including park purchases. SB 5535 includes authorization for issuance of \$3.1 million in lottery-backed bonds expressly to purchase parks. Both revenue sources will be managed by OHCS.

OHCS Work Group

SB 772, as noted above, requires the Manufactured Communities Resource Center of OHCS to create a stakeholders' group to advise MCRC about rulemaking regarding mandatory landlord registration and education and about other related matters. Both Pat Schwoch and I will be on the stakeholders' group, which will begin meeting in late July.

Final Note

As we look forward, we see that the MHL/T Coalition has a full plate of complex issues: mandatory submetering of water, first right of refusal to buy the park, and another issue raised in the session, but not passed; subdivision of parks. I expect us to start work much sooner than usual. These issues are important and complex. The 2009 Coalition spent some of its time rebuilding relationships after 2007 session battles over park closures. I'm hoping that the 2011 coalition can now make great strides. ■

To read a bill, go to:

[http://www.leg.state.or.us/
bills_lawhome.htm](http://www.leg.state.or.us/bills_lawhome.htm)

'Measure history' will tell you whether a bill passed; many bills are introduced but do not pass. 'Measure text' gives you all of the versions of any bill that is introduced, including the adopted version. For example, if you want to see what happened to HB 3196, which proposed to regulate rents in MHPs, you can go to the Measure history page:

[http://www.leg.state.or.us/
09reg/pubs/hsemh.html](http://www.leg.state.or.us/09reg/pubs/hsemh.html)

Scroll way down the page and look under HB 3196 and see that it had one hearing on April 1 and nothing more, which means that it died in committee.

Good Neighbors, Good Fun at Miller Estates

by Terry Smith



The annual 'Spring Fling' potluck is one of the events park homeowners at Miller Estates in Central Point always look forward to. And, why not? It's always a good time, with good food, and best of all, good neighbors. This year the Spring Fling was held on Monday, May 25th, Memorial Day.

The Neighborhood Home Owners Association (NHOA) is Miller Estates' name for its MH/OSTA Chapter, and they host the annual event where park neighbors, about thirty this year, gather to share plenty of delicious food and enjoy a wonderful afternoon together.

NHOA thanks Peggy Ervin and Betty Vales for the use of their beautiful, carpeted garage. Peggy started the event with a prayer, followed by several nice raffle drawings, including a 50/50 raffle which won Ellie White \$45.00!

Sometimes MH/OSTA members might forget that their Chapter doesn't have to just get together to work hard and solve problems. In fact, getting together to have a good time helps build a stronger sense of community and in many ways makes it easier when you do have problems to tackle.

So what's next? In this park it's an October Chili Cook-off Contest. Yummmeeee!

Would your park Chapter benefit from a little get-together? If you think so, maybe you should be the one to start the ball rolling. You'll be surprised at how quickly others jump in to help! ■

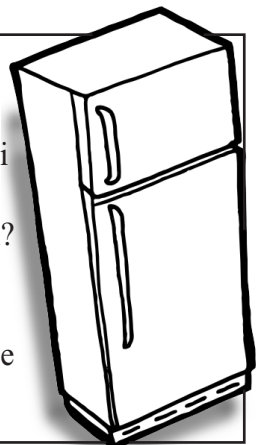
Does your park have a bulletin board, newsletter or other means of getting information out to neighbors? If not, maybe your park Chapter could get something like that started.

Some Chapters send us copies of their park newsletter and it is great to see neighbors sharing

information with each other. For example, did you know there was a recent recall on a part used in some Maytag, Amana, Magic Chef, Admiral and Jenn Air refrigerators that can pose a fire hazard? And that you should call 800-688-9900 with your model and serial number to find out about yours? Or that a

neighbor in your park has grown so much zucchini that he'd gladly give you bag full?

If you had a bulletin board or newsletter, maybe you would! ■



Mark your calendar today and register now because you won't want to miss this!

2009 Annual MH/OSTA Convention

SATURDAY ■ SEPTEMBER 26, 2009 ■ 10:00 AM TO 3:00 PM

Shadow Hills Country Club

92512 River Road, Junction City, Oregon

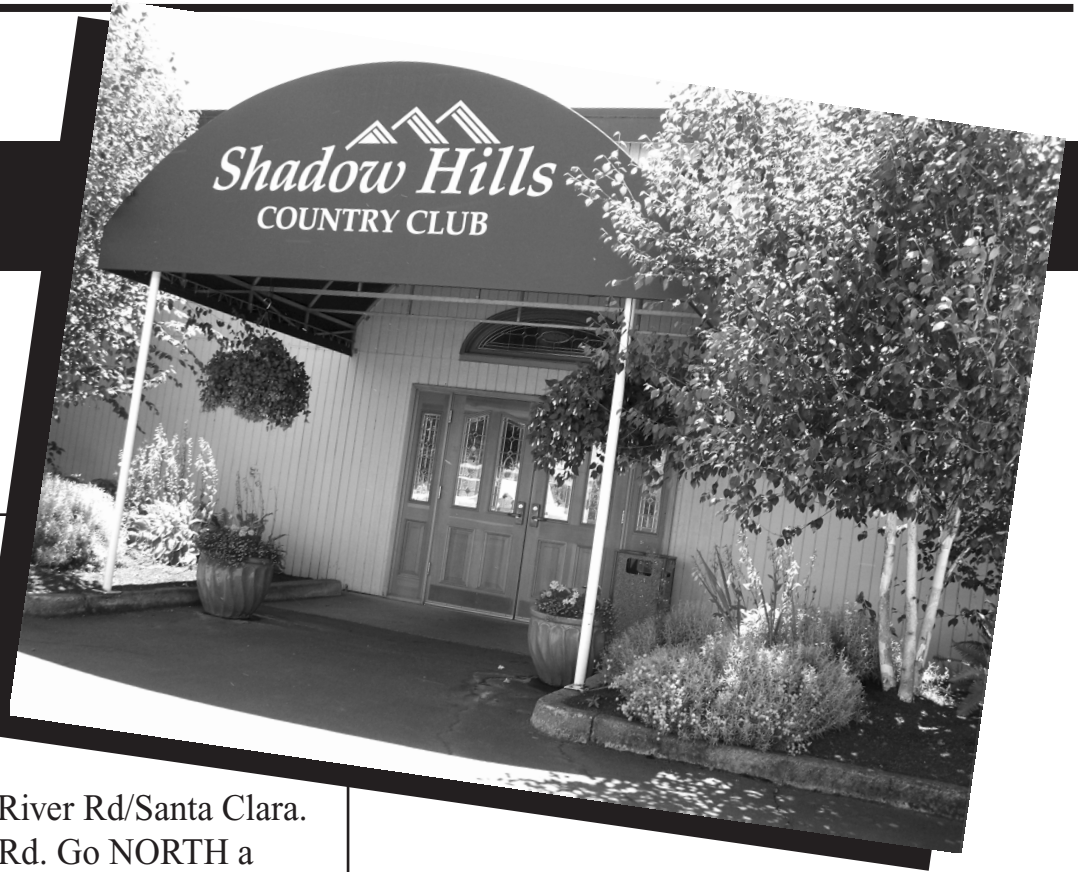
Join us in celebration of a year full of accomplishments and news about plans for the upcoming year. Meet and greet MH/OSTA members from all around the state, Board Members, District Directors, special guests, old and new friends. Find out which member won an Ice Cream Social for his/her park by signing up the most new members in the June/July/August membership drive. We promise you will learn something and have a good time doing it. Remember, your \$20/person registration fee includes morning and afternoon snacks and a buffet lunch.

We hope to see you there!!

Directions from I-5

North or South on I-5:

- Take Exit #195B, Beltline Rd., WEST.
- Go 4.4 miles WEST on Beltline to Exit #8, River Rd/Santa Clara.
- Turn RIGHT on River Rd. Go NORTH a total of 5.6 miles to Shadow Hills.
- *Tip:* At about 4.5 miles you will pass Lone Pine Farms on the right. One mile later, the driveway to Shadow Hills is on the LEFT. Proceed down the long driveway to the country club. SEE MAP PAGE 14



Registration Required
Registration form on page 14
DO IT TODAY!



DON'T FORGET THE RAFFLE!

You all bring stuff for the raffle,
So we can load a table at least half full
Of things that you've got
Either homemade or bought,
Maybe some artsy and craftful.

Our past conventions were fruitful
With stuff that was sometimes a hoot, full
Of goodies and gimcracks,
Things in baskets and sacks,
And once enough wine for a snootful.

You'll get thanks for being a honey
And bringing bargains serious or funny
For conventioners to eye
And feel good to buy
Knowing OSTA gets a wee bit of money.

--Jane Capron

Presenter and Special Guests

MH/OSTA Board:

Terry Smith

Jane Capron

Susan DeLateur

Rita Loberger

John VanLandingham

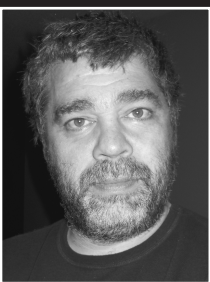
Mike Tayloe

John VanLandingham,



attorney with Lane County Law and Advocacy Center, will brief attendees on submetering of utilities and head a question and answer session panel.

Peter Hainley, Executive Director of Community and Shelter Assistance Corp. (CASA) will talk about resident



purchases of parks.

Troy Brost, owner and manager of Songbrook Park in Eugene (and the manager we all wish we had) will give tips on how to



maintain your home's value by maintaining your home.

Sue Foster, MH/OSTA's new executive director, will fill us in on the latest news about the 501(c)(3) transition, marketing programs, and what's in store for the upcoming year.



New from Lane County

by Jane Capron, Lane County District Director

This spring I enjoyed visiting some of our MH/OSTA chapters in Eugene and introducing Sue Foster to members and guests. Ken and Lynne Keith welcomed us to FalconWood Village where we had conversation, cookies, and coffee with those attending. I was disappointed that some old friends weren't able to be there, Lee Heany, for one. Lee used to be state vice-president. I also missed Marie Hodgins, who understandably chose to attend a granddaughter's graduation instead. I hope to see them both at the convention.



At Lee's Mobile Home Park, Ron and Marita Ruiz were our hosts and I visited again with officers E.J. Ross and Nina Wolcott. This meeting was well-run and orderly, even though some complaints were discussed. The park is so tidy and the flowers were gorgeous in people's yards. Neighbors help one another, and Dave Bidwell led efforts to paint some of the houses for free to help out with park demands on upkeep.



Ralph Cook at Woodland Park Estates has invited us to attend their next MH/OSTA meeting, and I look forward to introducing Sue to long-time friends there and meeting new members and potential members. Some of you will remember that we had a state convention at Woodland Park about five years ago.

I had a nice phone chat with Richard Norton at Summer Oaks Manufactured Home Park. We will be meeting there this fall. It's been several years since we organized that chapter, and membership has remained high in this smoothly-running park. Sometimes it can be difficult to convince people who see no problems in their parks that it is in the best interest of all to stay organized so that life remains good or becomes better for all of us.



Sandy Copple at Riverwood in Creswell, is one of my favorite people to chat with over the phone. Sandy is a go-getter despite low membership in her park. She and Lisa Violette keep the park activities functioning and the residents with a voice in management. I'd like to see Riverwood and Riverstone in Cottage Grove combine meetings and invite people from surrounding parks. I get calls from parks in southern Lane County and these people would gain strength and powers to stand up for their rights by meeting with others.



Hillary Kahdahl at Rosewood in Eugene plans to get a group together soon to discuss forming a chapter there. I've had calls from Rosewood over the years and am very pleased that Hillary is willing to organize a meeting at her home. I look forward to talking to the group.

Briarwood in Eugene just had elections and we're pleased to have Michail VanDeHey taking the reins as president. Briarwood is one of our oldest chapters. Their Committee of Seven recently tackled an increased cable TV charge, challenging the legality of a \$15/month increase. They consulted an attorney to pursue their legal rights. Members there must support Mike and the chapter, as out-of-state owners don't always understand Oregon law.



We're so pleased to have a new chapter in Albany. Three Lakes Estates elected Linda Horst as president and Mary Clodfelder as vice-president. They, their board and the Committee of Seven chaired by Don Walter have been working hard to gain members and help residents with their problems. Sue Foster and I have been advising them both before and since our organizational visit. The issues there will be sorted out, but it takes time. We should all work on problems as soon as we have an inkling so they don't escalate.



The convention is in Lane County this year! I look forward to seeing you all at Shadow Hills Country Club in Junction City. River Road leads past the farm stores, so on the way home you might like to stop for homegrown fruits and vegetables. Broccoli is not my favorite, but it tastes best when it's fresh! ■



Waiver

by Jane Capron with a legal assist from John VanLandingham

In law, to waive means to give up a known right. Look in your copy of Title 10 Chapter 90 at 90.412 (page 32 in the 2007 edition) to find "waiver of termination of tenancy." There it says a landlord waives (gives up) the right to terminate a rental agreement for a rule or a law violation if during three or more separate rental periods following notice of the violation, he accepts your rent knowing you are still thumbing your nose at the rule.

Waiver means if your rental agreement or rules say you can't park your RV on the street and the landlord knows you're parked on the street and takes your rent for three months, you can continue to park your RV on the street and your landlord cannot evict you for violating that rule.

Waiver means if you keep your bicycle on the front porch when the rules say you're not supposed to and the landlord accepts your rent for the next three months, you can continue to park that bike on the porch.

Waiver means if you have a lounge chair or a refrigerator for your

beer by your front door and the rules say no indoor furniture may be kept outside your house and the landlord knows about it and still accepts your rent for three rental periods, he has again waived his right to evict you or force you to keep your chair and beer in the house.

Look around your park. How many people have been getting away with breaking a rule or provision of their rental agreement for over three months and still show no sign of moving? Probably the landlord has waived the rule for them. That doesn't mean the rule is waived for you, however. These waivers come on a one by one basis.

There are exceptions, so be careful. If the landlord refunds your rent within 10 days of your paying it, that doesn't count as waiver. If you bounce the rent check or tell the landlord you won't break the rule any more, those don't constitute waiver, either.

Also, if your violation concerns your conduct and before the three months have passed, the landlord gives you a written warning about the violation telling you to behave and not do it again, he hasn't waived his

right to evict you. If the conduct is ongoing and continuous violation, such as parking your RV on the street, the warning notice is good for 12 months and can be renewed.

If the violation concerns disrepair or deterioration of your manufactured house, a failure to dispose of garbage, waste, filth, rodents, etc., or failure to water, mow, or prune the rented space (ORS 90.740 (2), (4)(b) and (4)(h), the waiver doesn't count and the landlord hasn't waived his right to terminate your rental agreement.

If the violation concerns acts that are serious, such as seriously threatening substantial injury to the manager, selling drugs, soliciting, or having a vicious pet (90.396), all bets are off and you're outta there in 24 hours.

And if you paid the last month's rent when you moved in, that doesn't count as one of the three rental periods. Nor will it if you pay a month's rent ahead of time. ■



This series of articles is written for educational purposes only. It is not written by an attorney and should not be considered legal advice. Our intent is help homeowners be more aware of statutes they might want to discuss with their own legal counsel.

New Chapter in Shady Cove Off to a Great Start!



Pictured above are the newly elected leaders of a recently formed MH/OSTA Chapter in Shady Cove. Seated (left to right) are: Desmond Taylor, vice president; Jacqueline Gabriel, president; and Shirley Glaessner, treasurer. Standing are board members Sallie Bartlett and Victor Corchero. Not shown are Barbara Baker, board member and Patricia Van Evera, secretary.

Starting with just 49 spaces, Leisure Days Senior Park ended their initial meeting with an outstanding 58% of homeowners joining MH/OSTA, and that was just the start. By August 1st, 64% of the park's homeowners had signed on!

Wow and welcome to Leisure Days OSTA Chapter! ■

Southern Oregon Directors Meeting

by Terry Smith

The Southern Oregon Directors meeting was held July 23rd at Myra Lynne park in Medford, Oregon. There were 27 MH/OSTA members in attendance representing ten park chapters.

As the District Director, I was very pleased with the turnout and thank all of you for making the meeting a success. Special thanks go to the Coast chapter members who drove a long distance.

This was a first-time meeting for Executive Director Sue Foster and the Southern Oregon MH/OSTA chapters. I introduced the chapters to Gary Walters the new Deputy Director of Jackson County. It was an informative meeting with several topics discussed. After a short break, each chapter member introduced themselves, their chapter, and gave an overview of their park. I am happy to report that most of the chapters are enjoying good times with very few park problems. They attribute their success to the hard work of their chapters. ■

**TEST YOUR
I.Q.
MHP LAW**

True or False? A landlord may add an additional charge to tenants' cable television bills.

ANSWER: This is sort of a trick question. Today, the answer is FALSE. But after the new landlord/tenant statutes take effect, probably January 1, 2010, the answer will be TRUE. When the new law takes effect, the landlord must allow tenants to see their cable bill and charge less than it would cost tenants if they subscribed to cable on their own. But until the law goes into effect, landlords cannot legally increase the cable charges until they sign a new yearly contract with the cable company.

Chapter Updates from Southern Oregon

by Terry Smith

Gary Walters, Chapter President at Myra Lynn Park in Medford, has volunteered his time assisting me with Southern Oregon Director duties and recently became Jackson County Deputy Director.

Gary is the first official Deputy Director for MH/OSTA, but we are hoping to add more.

At Myra Lynn, Gary and his board have done so very much for the homeowners. Gary personally has signed up a large number of the MH/OSTA members in his park. He has always been there to help. He has let MH/OSTA use the park clubhouse on two occasions for Southern Oregon Directors' meetings. He is a likeable person who is always willing to help in any way that he can. I know that he will do a good job for park homeowners.

Looking through an old notebook, I discovered that I first made contact with John and Marjorie Grant at Myra Lynn on July 15, 2006. John invited seven homeowners, my wife and me to a BBQ. My notes say, "Boy was it ever good!"

Notes from a month later show us swearing in officers for the new chapter: Gary as President; Ron Schaufler, VP; Lois Urton, Sec.; Richard Goll, Treas.; and board members Steve Coons, Vie Curtis, John Grant, Helga Schaufler, and Alt. Dianna Strahl.

The group formed, wanting to make Myra Lynn a better place to live. With a lot of time and effort on their part, that's just what they have done. Today they have over 50 MH/OSTA members.



The Miller Estates neighborhood home owner association, a chapter of MH/OSTA, held their annual garage sale Saturday, May 16th and brought in \$155.75 to be put into the treasury and used in Miller Estates. This was a win-win situation for everyone. People got rid of things they no longer needed, people bought items at a good price and the NHOA brought in money for future events.

A special thanks to Peggy Ervin and Betty Vales for letting us use their garage. A special thanks to Gin Lambert, Maritta Kofoid, and Peggy Ervin for selling the items for us. Thanks to Larry Regester for helping me set up the tables, helping me put up the large garage sale sign, and for being around for support. It takes a team to make things work, and we have a real good team. ■

What has MH/OSTA done for me?

by Terry Smith

I am asked this question on occasion. My reply is OSTA has done a lot. Before OSTA began operation in 1977, there was no protection (state statues) of any type for mobile home owners. You were on your own. Throughout the last 31 years OSTA has worked very hard to gain our present State Statues, and today there are 20-some pages of statues written for our protection.

I am asked this question on occasion, "But what good is the

protection if no one enforces it?" I then tell the person that you have to enforce it yourself the best you can, sometimes with the assistance of an attorney.

I then go on to explain that I have helped form six OSTA chapters in the last three years. Four of those chapters have had to retain the services of an attorney to get their problem corrected. Remember, if there were no statues in place, nothing could have been done.

In each case a letter from an attorney to the park owners was required to correct the problem at a cost of \$250.00 to \$300.00.

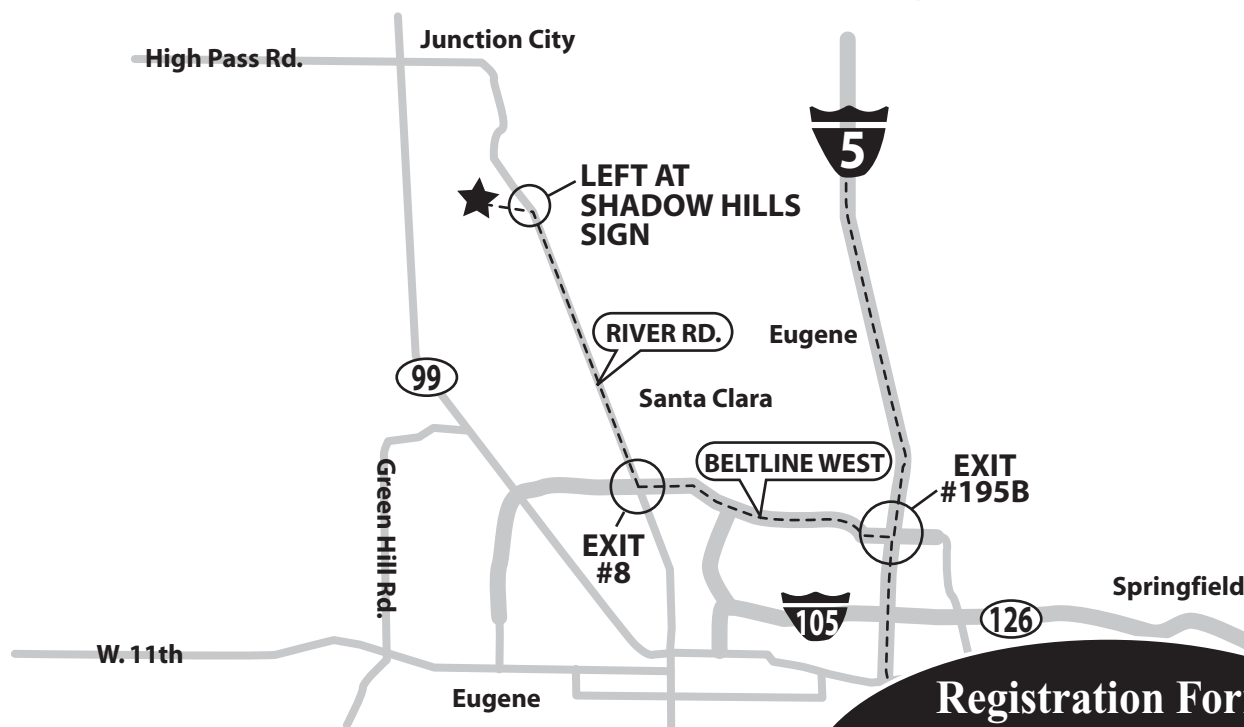
If you spread that cost over 10 members, it is only \$30 a member. If you spread that cost over 30 members, it is only \$10 a member. That is a very low-cost way to get the problem solved.

Solving problems together is one of the advantages of having a MH/OSTA chapter. ■

2009 Annual MH/OSTA Convention

SATURDAY ■ SEPTEMBER 26, 2009 ■ 10:00 AM TO 3:00 PM

Shadow Hills Country Club
92512 River Road, Junction City, Oregon



Registration Form

Please register in advance for guaranteed seating.

Registration is \$20 per person.

On-site registration limited to space available.

Please mail completed form and check to:

MH/OSTA

PO Box 701

Springfield, OR 97477

Name(s) _____

Address/Space # _____

City/State/Zip _____

Park name _____

Telephone () _____

Have you previously attended? ☐ No ☐ Yes If so, what years? _____

drawings by Jane Capron

It's **not okay** for management to interfere with or retaliate against one who organizes attends meetings.

**ORS 90.385, 90.528,
90.750, & 90.765**

It's **not okay** for management to increase rent without providing you with a 90-day WRITTEN notice. **ORS 90.600**

DO COME
IN

We'll stay open all night to make you happy!
-The Managers

Exceptions:

- Holidays
- Sundays
- Lead
- Election Day
- Thursdays
- Full Moons
- Eclipses
- Cloudy days
- Rain

It's **okay** for you to insist that your clubhouse be open from 8 a.m. to 10 p.m., 7 days

a week, 365 days a year. It is **not okay** for you to be required to provide liability insurance to use it. **ORS 90.528**

It is **not okay** for your home to be forced out of your park based on its age or style; just keep it in good condition. **ORS 90.632**



It's **okay** for the manager to give you WRITTEN notice of a rule violation. But just verbal notice is **not okay**. So fix the problem! Remember, if the manager takes your rent for 3 months without you fixing the problem -- it could be consider a waiver.

(see page 11.) **ORS 90.392**

It is **not okay**
for you to be
charged any sort
of PET FEE.

Fido's free! **ORS 90.530**



Eviction is **not okay** except for non-payment of rent or utilities, illegal activities, or flagrant violation of rules and regulations.

**ORS 90.375, 90.392-435,
and 90.630**

It's **okay** to ask for a copy of the rental agreement, rules and regulation, and policy statement you signed when you moved in. It's **not okay** for the manager to ignore your request. If you are on month-to-month rent, it's **not okay** to require you to sign a 'new' agreement -- your monthly agreement 'renews' each month you pay rent. **ORS 90.305 and ORS 90.545**

It's **okay** to expect your park to be kept in a safe and healthful condition. It's **not okay** for it to be '**not okay**'!

**ORS 90.932, 90.368,
and 90.730**



Except in an emergency it's **not okay** for the manager (or someone hired by the manager) to enter your space without 24-hour notice.

ORS 90.322

A cartoon illustration of a man in a suit standing with his back to the viewer, looking towards a car. A thought bubble above his head contains the word "Eek!".

I'll be here in 24-hours to fix your shower leak!



AND THAT'S NOT EVEN ALL, FOLKS!

Sometimes we think of these as our 'rights.' But, if you think about it, a 'right' is something that you have constitutionally. It's something that can never be taken away. Statutes are more like 'rules' and, as we all know, rules can change. As a MH/OSTA member, you help get Oregon statutes that make living in a park better for everyone -- and you help make sure the rules don't change. And that makes you *WAY-OKAY!*



MH/OSTA
PO BOX 701
SPRINGFIELD, OR 97477

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PERMIT NO. 268

We are your neighbors.

MH/OSTA Vision

Be the place that the owner of a home in any Oregon manufactured home park:

- Calls for help and directly, or by knowledgeable referral, receives the help they need.
- Trusts to protect and enhance the security, affordability, and quality of their housing choice.

MH/OSTA Mission

Continue to grow a membership network of park homeowners who are increasingly better organized and able to provide and promote:

- Ready access to park homeowner education and information;
- Awareness, protection, and development of park homeowner rights;
- Connection to park homeowner support services provided by others;
- Preservation of manufactured home ownership as affordable housing.

*We are stronger together
than we are alone.*



MH/OSTA MEMBERSHIP APPLICATION

If a friend or neighbor gave you this copy of

THE
osta **REVIEW**

and you would like to start receiving a quarterly copy, it's easy!
Just become a member of MH/OSTA, for \$30 a year (the equivalent of \$2.50 a month) you'll get the OSTA Review, plus a whole lot more!



Join your neighbors today!

I want to join my neighbors to protect my rights as a homeowner.

☐

NEW MEMBER

☐

RENEWAL

☐

ASSOCIATE MEMBER

PLEASE PRINT. Please note that we respect your privacy. Your personal information is used for membership purposes only. We do not sell or share your information with any other business or organization.

LAST NAME

FIRST NAME

NAME OF SECOND RESIDENT IN HOUSEHOLD

NAME OF MANUFACTURED HOME PARK

ADDRESS

SPACE NUMBER

CITY / STATE / ZIP

HOME PHONE WITH AREA CODE

CELL PHONE WITH AREA CODE

EMAIL ADDRESS. *NOTE: Providing your email address enables us to communicate with you inexpensively. Again be assured that your information is never sold or shared.*

(OPTIONAL)

Referred by:

Please enclose \$30.00 per household annual membership dues (that's only \$2.50 per month.)

Checks payable to MH/OSTA and mail to:
**MH/OSTA
PO BOX 701
SPRINGFIELD, OR 97477**