



VOLUNTEER SPOTLIGHT

Judy Morton



Judy is our new blog administrator. She not only designed and established our Internet blog *Blogging with MH-OSTA*, but continues to add "posts," which are current bits of information, and "pages," which include OSTA Reviews Upcoming Events, and a new Resources/Referral Guide. So far the posts have come from board members, but members are also welcome and encouraged to add information about chapter activities and their personal comments. Send to mhoAssistant@gmail.com.

Judy lives at Woodland Park Estates in Eugene and is the chair of the Residents' Committee there. She used to work as a legal secretary and then as an administrative assistant. In her work she had many opportunities to learn computer applications. Now retired due to being disabled, she continues to use her computer skills as a volunteer. She also enjoys playing piano, singing karaoke with friends, and watching movies. "I have a wonderful husband," she says, "and I love spending time with my kids and grandkids." "We're delighted and grateful to have her working for us all. ■

THE **osta** REVIEW

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Annual Meeting Coming Up – You All Come!

It's time to gather again for the annual Manufactured Housing/OSTA general membership meeting. This year the Salem area chapters, under the leadership of District Director Susan DeLateur, are planning a great day that will be informative, entertaining, and include good food. **Mark your calendars for Saturday, October 22, from 10 a.m. until 3:30 p.m. at the Elks' Lodge in Keizer.**

Because we've been running a series on Aging in Place, the committee has chosen that topic as the theme, and Board Director

André Tremoulet, who studies and teaches about senior manufactured home park concerns at Portland State University, will lead an interactive panel on ways for older adults to continue living in our homes as we age. We've also invited State Rep. Bill Kennemer to speak to us about senior problems and manufactured housing issues.

John VanLandingham, Board Director and Lane County legal aid attorney who moderates the Landlord/Tenant Coalition, will seek our suggestions for 2012

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Annual Meeting Information Members to Elect Four Directors

The MH/OSTA Board of Directors has approved the reelection of four directors whose terms expire on December 31, 2011. They are Terry Smith, Gary Walters, Rita Loberger, and Susan DeLateur. The Board recommends that these four be reelected for the normal term of two years. The terms of the other Board members – John Van Landingham, Chelsea Catto, André Tremoulet, Matthew Johnson, and Jane Capron – will end December 31, 2012.

Any current member in good standing living in a manufactured home park is eligible to become a Board Director by first filling out an application and being approved by the Board. Call or e-mail Jane Capron for an application and return it to her before the September Board meeting on September 21. At that meeting, the board will interview applicants. ■

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MH/OSTA Supports Nationwide Titling Of Our Homes as Real Property

by Rita Loberger

As noted in the last issue of *The OSTA Review*, MH/OSTA is lending its support to MHOAA, the national manufactured housing organization. I am pleased to be the spokesperson for our organization and am in regular touch via telephone conferences with members in the western region.

When I received a notice from the executive director of MHOAA concerning a summer meeting of the Uniform Law Commission in Colorado, I polled our Board and received unanimous support in favor of nationwide titling of manufactured/mobile homes as personal property and no longer as vehicles registered through the DMV. Oregon is one of the states that already allow manufactured homes to be managed through county assessors' offices rather than by the Department of Motor Vehicles. Board member, Matthew Johnson says, "For our purposes,

the difference between personal and real property is how we are treated by the tax code and how loan companies treat us. You get better tax treatment and loans on 'real property'." Board member John VanLandingham adds, "Oregon already has law saying that manufactured homes on owned land (where the owner owns both the home and the land), on land leased for at least 20 years, and in manufactured housing nonprofit cooperatives may be treated as real property, not leased property, at the manufactured homeowner's election. ORS 308.875; 446.626. The ULC proposal would make all manufactured homes automatically be treated as real property...."

MHOAA feels titling homes as real property promotes clarity, consistency, and equitable treatment. Although about 99% of manufactured homes in the United States are never moved, almost two-thirds of them are titled as personal property rather than real estate. Titling homes as personal property prevents manufactured home owners from obtaining mainstream mortgage financing and from enjoying the same consumer protections and opportunity to build wealth enjoyed by owners of site-built homes. When a home is treated as personal property, the homeowner may have difficulty reselling it because

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1/8 PAGE \$125.00

1/8 PAGE (one time) \$35.00

Contact Jane Capron,
(541) 461-8919

From the President ...Terry Smith

The park I live in, Miller Estates in Central Point, is a 55 + park with 75 homes, the residents ranging in age from 65-91. Our OSTA chapter has collected information and printed a phone directory for all homes, with home addresses, email addresses, phone numbers, cell phone numbers, and most important, emergency phone numbers of relatives or close friends. I have used these emergency numbers numerous times to call a relative because of a problem. On the last page of the directory we have the park owners' names, phone numbers, email addresses and their home addresses along with the address of where to mail the property rental checks. We also have a list of seven names (mine included) for the homeowners to call in case of an emergency or when they need someone to take them someplace.

I think older homeowners living alone should also have a medic alert necklace or bracelet. One person has me on her medic alert list to call

in case of an emergency and has called me three different times for an emergency. Gary Walters' neighbor recently had a massive heart attack and if not for his medic alert he could have not gotten help. These are things you probably already know about, but just in case, there might be something of interest to those of you supporting Aging-in-Place in your parks.

Jackson County publishes a 46-page Jackson County Senior Resource Directory with phone numbers of organizations that assist people of all ages: Access, American Red Cross, food stamps, legal assistance, housing, Medicare information, Disability Services, services for those 65 years plus, and on and on. I contacted Chappy Nelson, the publisher, asking if we could get our MH/OSTA name and phone number in the next issue which is available to 22,000 people, and she said yes, so those of you in southern Oregon look for MH/OSTA in the fall issue of the Jackson County Senior Resource

Directory.

I was asked by Southern Oregon District Director, Gary Walters to speak

at the Southern Oregon District Director meeting held at Myra Lynn Manufactured Home Park this spring. Members from five chapters attended. I spoke on two subjects.

First, I explained the duties, the importance of, and the dedication that each MH/OSTA board member and board volunteer has to the membership, and how proud I am of them. I identified board members by name and volunteers by name and spoke of the contributions each board member and volunteer makes to the membership. As President of the Board and working with the board on a regular basis, I can say with confidence the membership could not find a better group to represent them. Your board of



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Kids' Space

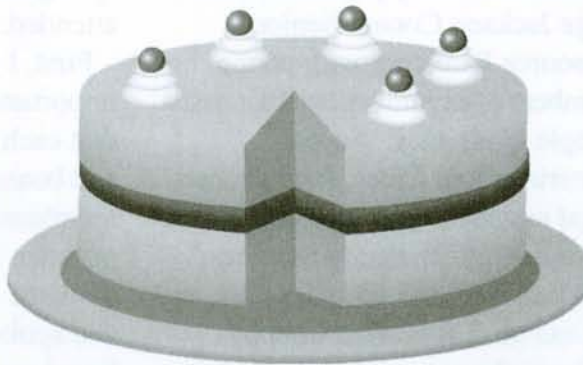
Goofy Cake

- | | |
|------------------------|----------------------------|
| 1½ cups flour | 1 teaspoon vanilla |
| 1 cup sugar | 5 tablespoons cooking oil |
| ½ teaspoon salt | 1 tablespoon cider vinegar |
| 1 teaspoon baking soda | 1 cup cold water |
| 3 tablespoons cocoa | |

Preheat Oven to 350 degrees (be sure to get permission to use the oven or you'll be in trouble!)

Sift and mix dry ingredients into a baking pan. Make three holes in the dry stuff. Pour vanilla into one, vinegar into the second, and oil into the third. Pour water over all of it and stir it up again. Bake for 25-30 minutes. Let the cake cool before you scoop out a piece and spoil your dinner.

--recipe from Kay DeBates, SongBrook, Eugene



.....

Fun with Numbers

$$111,111,111, \times 111,111,111 = 12,345,678,987,654,321$$

From the President (Continued from Page 3)

directors is made up of five seniors (including myself) living in mobile/manufactured home parks, two working landlord/tenant attorneys, four professionals working in professions that complement MH/OSTA's goals, and three volunteers, two living in mobile/manufactured home parks.

Second, I explained the importance and the structure of the Landlord/Tenant Coalition. Members read and hear about the coalition and its accomplishments, but very few know what goes on and who is actually involved. The coalition consists of about 25 active members representing OSTA, residents/ manufactured home owners, park owners, manufacturers, affordable housing non profits, and the state's Manufactured Communities Resource Center. For the first time at the 2011 session there was some participation by marina owners and floating home residents, who are governed by the same laws. The coalition negotiated the latest bill (which passed) in 19 three-hour work sessions between October 2009 and January 2011. So as you can see a lot of time is spent working on a bill before the bill is introduced to the Legislature. The coalition has a very good track record of getting bills passed. The coalition has produced and gotten passed a negotiated compromise bill amending manufactured dwelling park landlord/tenant law in every legislative session since the coalition was founded in 1997. ■

OSTA Supports Aging In Place

Second in a Series

(Ed.'s note: In our last issue, we began a three-part series on older adults remaining in their manufactured home communities. In this issue you'll read about services for the blind and meet Naomi Dalerio, who despite being vision-impaired, has lived alone in manufactured home parks in California and Oregon for many years.)

Services for the Visually Impaired

by Barb Prentice

Are you having trouble seeing? Is regular print looking like fine print to you? As we age, we may encounter vision problems. According to the Oregon Commission for the Blind, one in six Oregonians over 65 has some visual impairment. Four conditions – macular degeneration, cataracts, diabetic retinopathy, and glaucoma – are responsible for a significant portion of blindness and vision loss among senior citizens. All of these conditions have treatments that may be helpful, and the first step in determining your status is to see an ophthalmologist. Various treatments are available and advances are being made to retard or cure these conditions.

If you are already visually impaired, there are many services available to you. A primary resource is the Oregon Commission for the Blind (www.oregon.gov/Blind). Its main office is in Portland with local offices in Eugene, Salem, Lincoln City, and Medford. The Commission serves the entire state, so contact an office near you or the main office. They publish a very complete booklet, "Resource Guide for People with Visual Impairments." It is available free of charge and will be mailed to you on request. It has information about where to find aids

and appliances, banking services, large print and talking books, computers and adaptive equipment, and much more.

When you contact the office, you may request a field assessment to determine what adaptations and what types of aids you might need. They also have technology specialists who can recommend computer adaptations. In the Resource Guide, you will find a list of providers of products to aid the visually impaired. Among them are:

Lighthouse International
(www.lighthouse.org) which has a wide variety of products.

Access Technologies Inc
(www.accesstechnologiesinc.org/Product_Sales_and_Rentals.aspx)
ATI offers 102 aids to the visually impaired, including talking watches and clocks, round-the-neck and other magnifiers, telescopes for watching TV, movies or birds. ATI does not sell these products but supplies the manufacturer's

information and offers short term rental of many items so that you can try them out before purchasing.

For many older people reading becomes difficult and you may have already discovered large print books and audio books at your local library. You will find a much larger selection at the Talking Books and Braille Service (TBABS), a free national library service for people with a visual or physical disability that prevents them from reading traditional print materials. The Oregon State Library in Salem administers the program in Oregon. To qualify, you must fill out an application available on the TBABS site or from an office of the Oregon Commission for the Blind. It must be signed by "a doctor of medicine, doctor of osteopathy, ophthalmologist, optometrist, librarian, nurse, therapist, or other professional of a hospital, institution, or social welfare agency." Both the books and the players are free. For any of you

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A NOTE IN OUR MAILBOX

Thank you so much
for all you do for us!

Donna Smith, Corvallis
OSTA Member over 20 years

Aging In Place*(Continued from Page 5)*

who helped an aging parent maneuver the old multi-track cassette machines, you will be happy to know that TBABS has gone digital and even offers the opportunity to download items from the web site. For further instructions, check the TBABS website (www.tbabs.org) or call toll-free 1-800-452-0292.

Unfortunately, with the exception of TBABS and consultation with the Oregon Commission for the Blind, aids and services are not free and are not covered by Medicare or other insurance. But many devices are modestly priced and can add immeasurably to your abilities to age in place.

Blindness Doesn't Stop Naomi Dalerio from Having Adventures*by Jane Capron*

Naomi Dalerio lived in a manufactured home community in Salinas until, at age 74, she began to lose her vision from macular degeneration, which has left her with just 2% vision at 2 feet. Now 85, she moved to Eugene four years ago and lived alone, relying on her Eugene daughter, Daina, a good neighbor, and an occasional hired caregiver

To keep occupied since losing her vision, Naomi enjoys "adventures." She began to use RideSource in California and continues to do so here. Every other day she boards the RideSource bus at her front door and the driver helps her off the



Naomi boards the bus for another adventure.

bus with her white cane and walker at one of the "malls." From noon to 4 p.m. she visits with people and enjoys the outings. Then the bus picks her up and brings her back home. The next day she rests so that she's ready to go again the following day.

She could manage living alone, except she gave up cooking after leaving the oven on one night. Her telephone is coded so she's been able to push one button to call Daina, RideSource, her neighbor, and the EMTs. Last year she became ill, and in January her younger daughter, Cheryl, came from Texas to stay as long as her mother needs her. Now Cheryl also rides the bus on Naomi's adventures.

As a child, Naomi remembers the family pitching a tent along a canal in Arizona, the only source of water in the dry desert. The family of four slept in one bed, even after someone let them move into a metal

**ORS Chapter 90
STUDY
NOTES**

The next two pages are designed as a 'pull-out' section that you can remove and put in a file or binder to keep for future reference. You may even want to form a study group in your park. We will do more study guides in upcoming newsletters. ■

chicken coop. That was better than the tent, but awfully hot. Finally they were able to afford a wood house, "a shack, really," she says. When the desert wind storms arose, the house filled with sand while the family each clutched a support post to keep the house from blowing away. Her mother stuffed the chinks in the walls with newspaper to try to keep out some of the sand. The family never had a car. They walked everywhere.

She became a "Rosie the Riveter" working in an airplane factory until she married and had a family. Then she kept the books for her husband's successful businesses, tended to farm chores, and reared their three children. Naomi seems content with her life but having just learned of the "Talking Books" program of the Oregon State Library, she plans to add another adventure to her life with audio books (see above for Talking Books services). ■



(Reprint: Fall 2011 OSTA Review)

ORS 90.730 Landlord duty to maintain rented space, vacant spaces and common areas in habitable condition

ORS 90.730 Verbatim

90.730 Landlord duty to maintain rented space, vacant spaces and common areas in habitable condition.

- 1 As used in this section, "facility common areas" means all areas under control of the landlord and held out for the general use of tenants.
- 2 A landlord who rents a space for a manufactured dwelling or floating home shall at all times during the tenancy maintain the rented space, vacant spaces in the facility and the facility common areas in a habitable condition. The landlord does not have a duty to maintain a dwelling or home. A landlord's habitability duty under this section includes only the matters described in subsections (3) to (5) of this section.
- 3 For purposes of this section, a rented space is considered uninhabitable if it substantially lacks:
 - (a) A sewage disposal system and a connection to the space approved under applicable law at the time of installation and maintained in good working order to the extent that the sewage disposal system can be controlled by the landlord;
 - (b) If required by applicable law, a drainage system reasonably capable of disposing of storm water, ground water and subsurface water, approved under applicable law at the time of installation and maintained in good working order;
 - (c) A water supply and a connection to the space approved under applicable law at the time of installation and maintained so as to provide safe drinking water and to be in good working order to the extent that the water supply system can be controlled by the landlord;

ORS 90.730 Study Notes

Subsection (1) defines "common areas." This is all the area in a park other than the lot on which your home is sited. You are responsible for your yard, usually, but not always, marked by stakes. The landlord is responsible for the rest of the facility, grounds and buildings.

Subsection (2) states that the landlord must keep grounds and building, including your rented space, habitable, that is safe for living.

Subsection (3) defines habitability regarding sewage disposal, water, electricity, and freedom from filth.

Subsection (3) (a) states that the landlord must provide and maintain a sewage disposal system in good working order connected to each site.

Subsection (3) (b) says storm water, ground water, and subsurface water (like what is found in a flood plain or boggy area) must drain as well as it did when first installed.

Subsection (3) (c) states that there must be a safe drinking water supply in good working order connected to the space.

PLEASE NOTE

Right2Know Factsheets are provided by **MH/OSTA** to help manufactured homeowners who rent space in Oregon's manufactured home parks better understand their rights as homeowner/park tenants. While these factsheets are about Oregon law, they **SHOULD NOT BE CONSIDERED LEGAL ADVICE**. The factsheets are for educational purposes to help build better relationships between homeowners and park management. Factsheet information is directed only to homeowner/park tenants and may not apply to renter/park tenants relationships, or other landlord-tenant relationships. Oregon Revised Statutes are shown from the most recent ORS at the time of the printing of the factsheet and do not include cross-referenced statutes. For complete and most current ORS go to: www.ohcs.oregon.gov/OHCS/CRD/OMDPCR/docs/chapter90.shtml.

If you need legal advice, we strongly encourage you to seek the assistance of an attorney.

ORS 90.730 Verbatim (continued)

ORS 90.730 Study Notes (continued)

(d) An electrical supply and a connection to the space approved under applicable law at the time of installation and maintained in good working order to the extent that the electrical supply system can be controlled by the landlord;

(e) At the time of commencement of the rental agreement, buildings, grounds and appurtenances that are kept in every part safe for normal and reasonably foreseeable uses, clean, sanitary and free from all accumulations of debris, filth, rubbish, garbage, rodents and vermin;

(f) Except as otherwise provided by local ordinance or by written agreement between the landlord and the tenant, an adequate number of appropriate receptacles for garbage and rubbish in clean condition and good repair at the time of commencement of the rental agreement, and for which the landlord shall provide and maintain appropriate serviceable receptacles thereafter and arrange for their removal; and

(g) Completion of any landlord-provided space improvements, including but not limited to installation of carports, garages, driveways and sidewalks, approved under applicable law at the time of installation.

4 A vacant space in a facility is considered uninhabitable if the space substantially lacks safety from the hazards of fire or injury.

5 A facility common area is considered uninhabitable if it substantially lacks:

- (a) Buildings, grounds and appurtenances that are kept in every part safe for normal and reasonably foreseeable uses, clean, sanitary and free from all accumulations of debris, filth, rubbish, garbage, rodents and vermin;
- (b) Safety from the hazards of fire; and
- (c) Trees, shrubbery and grass maintained in a safe manner.

6 The landlord and tenant may agree in writing that the tenant is to perform specified repairs, maintenance tasks and minor remodeling only if:

- (a) The agreement of the parties is entered into in good faith and not for the purpose of evading the obligations of the landlord;
- (b) The agreement does not diminish the obligations of the landlord to other tenants on the premises; and
- (c) The terms and conditions of the agreement are clearly and fairly disclosed and adequate consideration for the agreement is specifically stated. [1999 c.676 §6; 2007 c.906 §40]

Subsection (3) (d) states there must be an electrical supply and connection to your space maintained in good working order.

Subsection (3) (e) states that when you first rent a space, the buildings, grounds, and all appurtenances (accessory things like sheds and fences) are clean, sanitary, and free from accumulations of a debris, filth, rubbish, garbage, rodents, vermin.

Subsection (3) (f) is about the landlord providing trash cans in good condition and arranging for pick-up with a trash company.

Subsection (3) (g) states that if the landlord needs to complete any space improvements required by law at the time of installation and provided with the rental property, like carports, garages, driveways, and sidewalks.

Subsection (4) has to do with a lack of safety on vacant spaces.

Subsection (4) says that any vacant spaces must be safe from the hazards of fire or injury. For instance, there should be no piles of trash that might catch on fire or pipes protruding that might trip someone.

Subsection (5) concerns habitability of common areas regarding cleanliness, fire safety, and tree and shrub maintenance.

Subsection (5) (a) states that common area buildings, grounds, and appurtenances are to be kept clean, sanitary, and free of accumulations of debris, filth, rubbish, garbage, rodents, and vermin.

Subsection (5) (b) states common areas must be safe from fire hazards

Subsection (5) (c) says the shrubs, trees, and grass must be maintained in a safe manner (for instance, dying trees with split trunks and dead limbs would be considered unsafe by most people).

Subsection (6) has to do with tenants doing repairs, remodeling, or maintenance jobs.

Subsection (6) (a) states that any jobs a tenant might do must be agreed to in writing by both the landlord and tenant. The landlord cannot foist any of his duties off on a tenant. The tenant must be willing to do the remodeling or repairing, and the landlord is still obligated to take care of his required duties to the other tenants (6) (b). Also, the terms of this written agreement must state a fair "consideration" (pay or reduced rent, for instance) (6) (c).

Legal-Ease

Whose Park Is It, Anyway? *by Matthew Johnson, Attorney at Law*

Today's lesson concerns a park's responsibilities to you. One of the landlord's duties is "to maintain rented space, vacant spaces, and common areas in habitable conditions." See "Right 2 Know" elsewhere in this issue for Ch. 90.730 statutes.) Section (3)(e) appears to limit the landlord's responsibility for safe and sanitary habitability to just the beginning of the rental agreement when a tenant first moves in and then delegates that responsibility to the tenants when they sign their rental agreement and rules and regulations. What's the problem?

First there is the problem of defining the term "grounds and

appurtenances." Is that everything on the premises, as many park owners seem to think, including carports and large trees? Do "grounds" include what's up in the air, like a tree?

Complicating matters are some other factors, like the landlords' current and past practices. A current trend is for individual park owners to sell out to large out-of-state corporate owners that often try to unilaterally change past practices. It hasn't been uncommon for tenants to be responsible for their home, the grass, shrubs, flowers, and small trees they planted and for the park owners, who often lived in the park, to maintain carports, sheds, large

established trees, hedges and such on the rented spaces.

Indeed, if a park has taken on those tasks and established a pattern of responsibility, the landlord is obligated to continue the responsibility. Such a practice alters and/or supersedes any statute, park rules, or a rental agreement to the contrary.

The problems come when a park starts to get old and the trees get big and the carports start falling down and the general cost of maintenance

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Fire Safety Guidelines *from Trudy Kenney, Salem Greene Estates*

At a recent meeting, our residents learned that there are three types of fires: A. Combustible, wood, and paper, B. Grease and oil, and C. Electrical and wiring.

In Oregon alone in 2009, there were 11,146 fires in vehicles, houses, and RVs. There were 22 deaths, 243 injuries and there was \$132,000,000 in damages. There were 675 fires caused by cooking and 1,092 caused from cigarettes with two deaths and 26 injuries from these two sources.

The fire department offered us tips: When cooking, never leave a stove or appliance in use unattended. Keep combustible materials away from stove burners. When you have finished with an ingredient, move it to a safe place

away from the stove. Keep a clear, safe space around your stove, keep pot or pan handles turned away or inward to avoid bumping and possible spilling, always keep a lid nearby, and never wear long, loose sleeves when cooking.

Regarding electrical safety, extension cords should never replace permanent wiring and be sure that the amp capacity of any extension cord is more than enough to cover the amps of the appliance(s) you plug into it. Always follow manufacturer's recommendations on appliances to extension cords. Be sure that you have a minimum of three feet of clearance around any space heater, and when you are done with it, turn

it off and **unplug** it.

Woodstove and fireplace flues should be inspected annually by a licensed chimney sweep. Make sure that any combustibles, such as paper, kindling or wood are stored at least three feet from the heat source. Make sure that a fireplace screen is always in use to keep embers from escaping and igniting the surrounding area. When cleaning your woodstove and/or fireplace make sure that any **cold** ashes are removed in a metal container and taken preferably outside.

If you burn candles, never leave them unattended and keep them out of reach of pets and children.

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Annual Meeting (Continued from Page 1)

legislative topics. **We will call for WRITTEN ideas in the morning and hope you will start thinking about issues now.** Rent is obviously an issue, but it's one on which landlords won't compromise. What else concerns you?

We invite all chapters that have adopted a school to share some of their projects after Jon Van Meter presents a slide show of the successful ways Woodland Park Estates has helped their chosen school. We'll also be introducing the MH-OSTA blog to those who haven't already been following it.

Matthew Johnson is the attorney and Board Director the rest of the Directors turn to when they don't know answers or aren't legally allowed to give them. **We will invite your written questions in the morning** and bombard Matthew with them later, probably in a skit format.

Again this year we'll have a silent auction. It was a very successful money-raiser for us last year because of members' generosity in providing baskets and other items

to be auctioned and then generously bidding on them. **Don't forget to bring your auction donations and checkbooks!**

The Elks always provide a lovely lunch for us. Not only that, we get coffee and pastries in the morning and warm cookies before we go home. **A map and registration form are included in this issue. Send those in no later than October 15. The price is still a bargain at \$20 per person. But this year the committee decided to charge \$5 extra for late registrations.** If you'd like to attend but simply can't afford it, contact Jane Capron. There has been a little money donated to help pay for the lunches.

On Susan's planning committee for the meeting are Trudy Kenney and Tharon Clemens, registration (they'll be ready for you at 9 a.m.); Nadine Worsfold and Sherrell Thomas, silent auction (also ready for you at 9 a.m.); Kay Stroebel, folders and packets; Marily Davis, name tags, programs, and a special welcome. ■

Self-Defense Tip

from the Myra Lynne MHP Newsletter in Medford



Put a can of wasp and hornet spray near your door or bed. It's inexpensive and more effective than mace or pepper spray. The can shoots 20-30 feet, so if someone tries to break into your home, aim the spray at their face and eyes.

News from Marion/Polk County

from Susan DeLateur,
District Director

Chapter presidents and volunteers have been busy planning the MH/OSTA annual state meeting. We've had several sessions to work out the schedule, the duties, and the program. Last month we met in Silverton and made further plans. We hope you all register early for the October 22 meeting at the Keizer Elks' Lodge. We're knocking ourselves out for you!

In other news, Royal Mobile Estates hosted the spring district meeting presided over by Marilyn Davis, chapter president. There were 25 members and guests representing 10 area chapters. We were pleased to have Royal manager, Linda Birdsong, attend also. She's one of the "good" managers. Lunch was wonderful. That day we warmly welcomed a new chapter at Century Farms in Jefferson. This is a very small park, but we expect great things from the good folks there. ■

Be Thinking...

John VanLandingham,

who has negotiated and written legislation regarding manufactured home parks in the

past eight Oregon legislative sessions, would

like to know what issues you think the coalition should

focus on for future legislation. He will first discuss how successful

legislation is made, using the recent Manufactured Housing

Landlord/Tenant Coalition bill (SB 294) as an example. He will

review other MH-OSTA legislative successes. And he will ask for your

ideas for legislation for the next session. But, no, we cannot pass a

law requiring your landlord to be nice.

News from Lane County *from Jane Capron, District Director*

Carole Ford, program coordinator for Senior and Disabled Services of Lane County, invites us to become an elder help volunteer for two or three hours a week. This program would be great for checking on our neighbors who are aging in place. Call Carole at 541-682-3793 for information on training.

Four residents of Lee's Mobile Home Park recently became new OSTA members. Chapter officers are E. J. Ross, president, Mark Prever, vice-president, and Marita Ruiz, secretary-treasurer. Chapter members plan to continue being helpful to their neighbors. In the past they have painted houses to help out. Lee's is a tidy, lovely little park along the Beltline in the Santa Clara area of Eugene.

Jon Van Meter, deputy district director, and I visited the homeowners' association at FalconWood Village in Eugene, and I spoke with the homeowners' board at Lakeridge. In both



Jane Mickus, SongBrook chapter president, enjoys the SongBrook lu'au with her cousins Kiyoko and George Mickus.

instances we were promoting Adopt-a-School as well as looking for new OSTA members. Lorna Durkin at Woodland Park hand delivered OSTA Reviews to neighbors, so we hope to get some new members from there.

At SongBrook, I was pleased to welcome three new members recently. In July, SongBrook owners, Troy and Cheryl Brost, treated residents to a Hawaiian lu'au complete with kalua pig and poi, Lomilomi salmon, chicken



Pat Negus, Mike Guldager pose with fresh flowers from Hawaii.

long rice, pipikaula (Hawaiian beef jerky) and, of course, hula dancers in native dress. Among the dancers were Cheryl and her daughter and Cheryl's mother, Aileen Kragness, former owner of SongBrook and a Hawaiian native. ■

What do bulletproof vests, fire escapes, windshield wipers and laser printers have in common?

All were invented by women.



Cheryl Brost hoists 8-year-old daughter Malia above her head, dips into a squat, and still smiles for the camera! Originally 26,000 competitors registered to seek a spot in the Reebok Cross-Fit Games. At the world finals in Los Angeles, Cheryl competed against the 47 women who scored highest in the regional games. She emerged as the 7th strongest woman in the world! At age 40 and the mother also of Alex, 13, Cheryl competed against women half her age. Using only her own body weight, she performed high-intensity moves including pushing a 275-lb. sled She and her husband, Troy, owners/managers of SongBrook in Eugene, have been married 18 years and celebrated their anniversary on July 31, the last day of three days of the Cross-Fit Games. ■

News from Northern Oregon *from Rita Loberger****Sometimes Directors Get Discouraged...***

I recently visited a small family park in Hillsboro, west of Portland. Like you, I expected a family park to have a designated play space for the children (see ORS 90.730(5a) referred to elsewhere in this issue). There was NO play area in this park, but there were three demolished homes, knocked down but not cleaned up or taken away. Some of the residents are single parents who must work but cannot afford childcare. Guess where the children, in some cases on their own all day, played. It sickened me to see what looked like a third world country.

By the time a resident of some of these small parks contacts an OSTA director or calls our toll-free number, they are frustrated, angry, and despairing. It's difficult to get a tenants' committee established because of feelings of hopelessness, exhaustion, lack of communication among the residents, and distrust and fear of landlords.

Residents often tell me they are

unable to move because the manager won't approve a potential buyer. Instead the landlord purchases the home for a minimal amount to resell it at a profit.

If you are a prospective buyer, I urge you to take a tour of a manufactured home park community, talk to the residents, and be sure to get a Statement of Policy from the park manager along with your application. Also feel free to call the district MH/OSTA director in your area for information about manufactured home park living and specific

parks. I know that one of our directors recently advised a caller not to buy in a specific park due to mismanagement. Our lifestyle can be a wonderful way to Age in Place, but be aware and be informed. ■

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Fire Safety Guidelines *(Continued from Page 9)*

Before retiring for the evening, make sure that any candle is "dead" out by wetting your fingertips and pinching the wick.

Manufactured homes are a quick burn and everyone should have an escape plan from any part or room of your home. Make sure any window or door is easily opened and any security bars can be quickly removed. You should also have a

phone in your bedroom to call for help.

As of April 1, 2011, there is a new law in effect that requires landlords and anyone selling their home to have a carbon monoxide alarm in place (see article on carbon monoxide in our June issue).

Each home should have at least one smoke alarm, one outside each sleeping area (in hallway). Each

alarm should be tested by pushing the test button at least once a month. Batteries should be changed whenever the alarm chirps telling you the battery power is low. If the alarm is a long-life lithium type (10-year) battery and it chirps, you should replace the entire alarm. Alarms more than 10 years old should be replaced. ■

News from Southern Oregon

from Gary Walters

Things are going very well at this end of the state. I am happy to have Jacksonville Royal Mobile Estates in Jacksonville and Wingspread MHP in Ashland as our newest chapters. We are pleased to have them join our band of merry chapters in the Rogue Valley.

I am lucky to live close to our President, Terry Smith, who is a great help to me in getting new chapters. The word is getting out down here that MH/OSTA will help people learn about all the rights

they have living in manufactured home parks. Folks enjoy the Reviews I give them and look forward to getting them as one of the benefits of membership.

Our Adopt-a-School program at Myra Lynne, my park, is doing well. I would like to thank Appliance Service Center & Store, Barbara Lucas, Bob Kee, and Jim Sultz at Pacific Mobile Home Supply for donations towards our school fund. We are also collecting Box Top\$ for Education coupons. ■



Gary Walters, Southern Oregon District Director, left, installed Jacksonville Royal Mobile Estates Chapter officers recently. They are Ron Thompson, chair, Dee Evers, secretary/treasurer, and Jan Anderson, co-chair.

BOX TOP\$ for EDUCATION LIST

GENERAL FOOD PRODUCTS:

Bisquick	Yoplait Yogurt
Cake Mixes	Nature Valley
Frostings	Old El Paso
Cereals	Pillsbury
Gold Medal	Potato Buds
Hamburger Helper	Progresso

OTHER PRODUCTS:

Cottonelle	Nestle
Hefty	Welch's
Kleenex	Ziploc
Scott	
Avery- Office Supplies	
Land O'Lakes	



The school will get 10 cents for every coupon we turn in. Watch for coupons on other products not mentioned here.

Legal Ease (Continued from Page 9)

goes up as well. This tends to be about the time the owner/occupiers want to sell and get out of the business. Now, in come the corporate owners, who seem to care only about accumulating money and believe they can do anything they want. You can figure out what happens next.

This is exactly the scenario of a park in Springfield I dealt with last year. The owners had maintained the carports since opening the park. They got old and so did the owners.

The owners sold out and the carports fell down (and couldn't get up). The new corporate owners started telling the tenants they were responsible to repair the carports on their spaces. With the help of the tenants' association and me, the owners eventually saw the error of their ways.

This issue of habitability keeps coming up concerning large trees, fences, and hedges. The answer almost always comes down to past practices. If the park has taken care

of "grounds and appurtenances" in the past, then they must continue to take care of them. Selling to new owners or hiring new managers doesn't affect the owners' responsibility to continue. And don't let them tell you otherwise. ■

Ed's note: Matthew Johnson is a Eugene attorney specializing in Tenant-Landlord matters. His contact information is in the directory on page 2 of this issue.

Mrs. Fix-It Answers Your Questions**House Cleaning on the Cheap**

Q: *Is there an easy way to wash my own windows?*

A: Sorry, but cleaning windows is a chore. Try spraying them lightly with diluted sudsy ammonia. Wipe them with a lint-free cloth, paper towels, or crumpled up newspapers. If you have a squeegee, wipe down the windows with it, stroking the rubber blade through a towel at the base of window after each stroke. The squeegee works great on the outside of windows. Just turn the hose on them and then squeegee. We assume your window panes don't leak. Don't have too much pressure in the hose!

Q: *Is there an easy way to clean the bathtub and shower?*

A: The cheapest rubbing alcohol is good to clean glass and tile. We've heard of a woman who uses fabric softener to keep her bathtub

and glass tub doors clean. You can also use an old terry towel after each use. A few seconds of toweling saves many minutes of scrubbing later. If the damage is already done and the tub and walls are sort of gross, Zud is a product that seems to work. Abrasive cleanser can pit the finish. We like Bon Ami and Soft-Scrub-with-Bleach. Sometimes you need to use the abrasive side of a sponge if the tub is really stained.

Q: *You'd think the inside of a dishwasher would be sparkling clean, but mine gets stained and looks dirty.*

A: Our friend Ginger Walters at Myra Lynne MHP suggests letting an empty dishwasher fill with water and then adding two cups of white vinegar and allowing the cycle to complete. That should remove scale, stains, and any odors. Sort of

like cleaning your coffee pot.

Q: *I bought a mobile home that smells of cigarette smoke. How can I get rid of the odor?*

A: Once cigarette smoke smell has penetrated finish materials in a home or car, it is difficult to remove. Professional cleaners or scents to cover the smell don't always work.

One way to remove or mask smoke smells is with Pine-Sol cleaner. Place several small bowls of Pine-Sol in the problem area and close it off overnight or for several days. You might want to go visit your children for a few days since Pine-Sol's detergent smell is very strong. Afterwards, open the area and ventilate with outdoor air. As fresh air removes the detergent scent, most or all the smoke odor will be gone, too (we hope).

Nationwide Titling

(Continued from Page 2)

many lenders, real estate agents, and appraisers limit themselves to real estate transactions. Classifying manufactured homes as real property, even when the house is on rented land, is a necessary step to enable homeowners to access mortgage loans with more favorable financing terms. It would lead to better consumer protections for homeowners, stronger protections for heirs, and more equitable

safeguards upon default, and would enable homeowners and existing conventional mortgage lenders to work with real estate agents, appraisers and title insurance agents. A uniform law would also bring rationality and consistency to a jumble of inconsistent and sometimes poorly framed state laws.

MHOAA President, Lois Parris, stresses the importance of convincing policy makers of the importance of fully integrating

manufactured housing into the federal response to affordable housing, pointing out that manufactured housing is the only affordable, unsubsidized housing stock in our country. She says, "When we hear across the states that "affordable housing" is in a mess, I can't help but wonder why policy makers close their eyes to the answer that is right in front of them – MANUFACTURED HOUSING! ■

Adopt-A-School Shifts into High Gear as School Year Begins

Manufactured Home Parks that are adopting schools are seeing great enthusiasm and getting much thanks from administrators and teachers, grateful for the help. This is what we have so far:

Oak Grove School, Medford, adopted by Myra Lynn MHP under guidance of Gary Walters.

Patrick Elementary, Gold Beach, adopted by Madrone Hill in Central Point.

Auburn School, Salem, adopted by Salem Greene MHP under guidance of Trudy Kenney.

Central Point Elementary, Central Point, adopted by Miller Estates under guidance of Louise LaFoya.

Danebo School, Eugene, adopted by Briarwood MHP under guidance of Nancy Robinson and Katherine Barnes.

Prairie Mountain, Eugene, adopted by Woodland Park Estates under guidance of Jon and Betty Van Meter.

Howard School, Eugene, adopted by Gainsborough under guidance of Earl Koenig.

Malabon, Eugene, adopted by SongBrook MHP under guidance of Virginia Iverson.

We'd love to hear about your projects at the annual meeting on October 22. Plan to share what you're doing! ■

The Girl Scouts of America Have Got a Deal for You!

A million seconds is 12 days.

A billion seconds is 31 years.

A trillion seconds is 31,688 years.

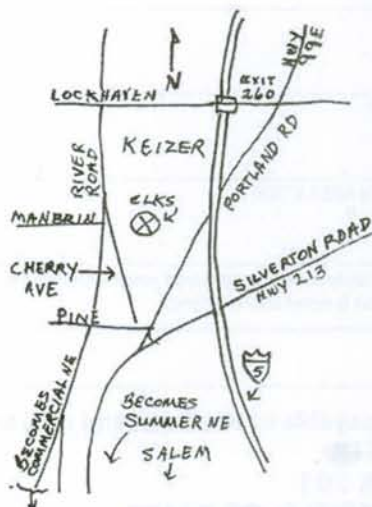
A trillion is a one followed by 12 zeros: And the U.S. debt is over \$14,000,000,000,000.

One trillion seconds is longer than recorded history, about 32,000 years.

A trillion dollars would be enough to buy about a thousand boxes of Girl Scout cookies for every person in the U.S. How many boxes of cookies can you afford?

MH/OSTA ANNUAL MEETING SATURDAY, OCTOBER 22

Cost of meeting, continental breakfast, lunch, and program is \$20.00 payable by October 15. Send to MH/OSTA, P.O. Box 701, Springfield, OR 97477.



Name _____

Address _____ Space No. _____

City _____

Phone _____ E-mail _____

Park Name _____

Registrants after October 15 will be asked to pay an additional \$5.00.



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PO BOX 701
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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!



YES! 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**