



Pat and Fred Schwoch Awarded Life-Time Memberships



The MH/OSTA Board of Directors awarded life memberships to Pat and Fred Schwoch at a recent board meeting. Pat was the executive director of Manufactured Homeowners of Oregon (MHOO) for many years, and many of our current members will never forget her dedication to the organization. Fred was OSTA president during much of Pat's tenure as executive director, and when situations got "sticky" at meetings, Fred was always able to lighten everyone's mood and establish a sense of equilibrium with a few well-chosen and usually humorous words delivered in his drawl. The current organization wouldn't exist without the groundwork the Schwochs laid for us over the years. ■



THE osta **REVIEW**

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Winter 2011

2011 Annual MH/OSTA Member Meeting Highlights

Interest High in Aging in Place, Adopt-a-School, and Legislative Bills

The annual meeting on October 22 in Keizer had a little something for everyone's taste, including rather decadent pastries for those who arrived early, information on senior services for those in the north and mid-Willamette valley, and reports of wonderful people providing supplies for school children in various areas of the state. We also got to mingle with people we hadn't seen for a long time and make some new friends. There was good news on the financial front with word that OSTA had paid off its debts and was now in a positive financial position. We also heard hopeful news that we might receive a grant to pursue aging in place, and three chapters indicated an interest in being part of the pilot project. We'll

keep you updated on the grant application through our new blog, which we hope all of you with internet connections are visiting. We also unanimously reelected board members whose terms were expiring: Terry Smith, Gary Walters, Rita Loberger, and Susan DeLateur.

Morning speakers included Kevin Groves from New York Life, Jim Myers, Administrator of Regency Home Care, Brenda Jose, Executive Director of Unlimited Choices, a program for home modifications for seniors, and Jennifer Cook, from Living Right Senior Placement.

The afternoon session was kicked off by Representative Bill Kennemer (R-Oregon City) who, as a senator in 1995, was instrumental in forming the coalition between park owners and residents, the group that brings forward proposed legislation for consideration by the legislature. Nursing home expenses can cost up to \$7,000 a month, he explained, and the average senior going into such facilities runs out of money in one-and-a-half years. Keeping people in their own homes with neighbors offering assistance provides a partial answer, and this



Jim Myers & Andree Tremoulet

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MH/OSTA Annual Meeting Highlights (Continued from Page 1)

further a stronger sense of community. Manufactured home communities are well suited to carry out this charge.

Adopt-a-School representatives from several parks spoke of their success in working with school administrators to help children with donations of supplies, clothing, and other items.

Program Coordinator for the Manufactured Communities Resource Center, Theresa Wingard, explained the various services including helping residents understand their rights and responsibilities under Oregon law and assisting with park closures. She noted that the Resource Center is funded by the \$25 annual fee from park owners and a \$6 annual fee as part of a resident's property tax. Thirty park owners did not register to pay the \$25 fee.

Although there are over 1,100 parks in the state, there have been no park closures recently, she said, adding that the present state of the economy surely affects this



John VanLandingham

situation. Her office provided 91 mediation services last year, and with 11 mediation service facilities across the state, most people seeking those services have access to their locations. She pointed out that landlord training is an important concern of the Center, and enforcing the mandated requirements will increase. A complete listing of services is provided in the Center's brochure, available by calling 1-800-453-5511 or 503-986-2145 in the Salem area.

André Tremoulet distributed an information/application form for members interested in participating in a potential study titled "Healthy Aging in Place." MH/OSTA has applied for a grant that would involve three to five manufactured housing communities in the Willamette Valley (Corvallis to Portland) to develop ways to encourage aging in our homes. Teams of residents and outside experts would develop, "Healthy Aging in Place Strategies" for these parks. The strategies can include linking to services that everyone in the park can participate in, such as medical screenings, exercise, and

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Contact Jane Capron,

(541) 461-8919

From the President ...Terry Smith

Annual Membership Meeting: I want to thank the many volunteers who worked so very hard in setting up the meeting, the members who attended, and the speakers who gave their valuable time to present information that benefitted us all. I also thank the speakers for their continuing support of MH/OSTA.

I apologize to the members for the uncomfortable chairs and for the spotty food service. This will

not happen again.

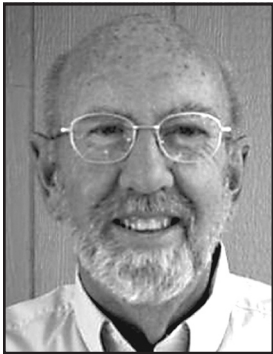
The board of directors put a lot of time and effort into making MH/OSTA an organization to be proud of and to continue benefiting those who belong to it. It is nice to know through our membership participation and support that our efforts are appreciated, and as your president, I am always open to your comments, suggestions and criticism.

Adopt-a-School: I am proud to be a homeowner living in Miller Estates a 55 + manufactured

home community in Central Point Oregon. The approximately 70 homeowners living in Miller Estates have made donations of \$882.00 to Central Point Elementary School in Central Point. All donations are to benefit the two kindergarten classes' of 84 students, 43 students in one class, and 41 students in the second class.

Exactly \$444.99 of the total \$882.00 was used to purchase school supplies (list supplied by the teachers) for the two kindergarten classes with an additional \$300.00 used for purchasing informative (learning) toys, again for the two kindergarten classes. The teachers are to purchase the toys from a

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Parks and Schools— A Satisfying Combination

At the annual meeting Jane Capron, left, invited representatives from parks to tell about their experiences with their adopted schools. With her are Jon VanMeter, who spoke about Woodland Park in Eugene and their adopted school, Prairie Mountain; Earl Koenig (at microphone) telling about Gainsborough in Eugene's support of

Howard Elementary; Trudy Kenney from Salem Greene, who said their school, Auburn Elementary, adopted them first by coming to share reading and singing, and Pat Negus from SongBrook in Eugene who told about her park's support of Malabon School. Other parks that have adopted schools include Myra Lynn in Medford adopting Oak Grove School, Miller Estates in Central Point adopting Central Point Elementary, Madrone Hill in Central Point that has adopted Patrick Elementary in Gold Hill, and Lakeridge of Eugene that has adopted Gilham Elementary. We urge other parks to adopt a school and help our young people thrive.

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MH/OSTA Annual Meeting Highlights *(Continued from Page 2)*

nutrition, and a variety of other possibilities. MH/OSTA should learn this month if this grant is to be awarded. Check **blogging with mh-osta** for latest updates.

OSTA board member John Van Landingham, attorney and chair of the Landlord/Tenant Coalition, explained the complicated process a proposed bill travels before it can become law. After a proposed bill



Representative Bill Kennemer

has been agreed upon by the coalition members, it is necessary to find a legislator who will carry the bill forward for consideration by the legislature. It then makes the various rounds of committees and eventually finds majority support or it dies. John explained that it is important for manufactured home communities to form personal relationships with their local legislators. Inviting legislators to visit a park is a good way to establish relationships.

In discussing the upcoming February legislative session, John echoed what Representative Kennemer had said, that there is virtually no chance for new, budget-related legislative proposals to succeed given the present state of economic problems facing Oregon.



Tom Mitchell

As for rent control proposals that surface periodically, he said there is little or no chance to have rent control legislation enacted anytime in the near future, both because of budget constraints and landlord opposition. He discussed other issues raised by members and thanked everyone for their ideas, which he will compile and present to the coalition. ■

—Information compiled from information reported by Tom Mitchell and Jon Van Meter

Blogging with MH-OSTA

A decision on the OSTA grant application wasn't made in time for this issue of The OSTA Review. We're momentarily due to find out if we'll get the Aging-in-Place funding, so as soon as we hear, one way or the other, we'll let you know under "Breaking News" on the blog. Go to the Internet and type **blogging with mh-osta** into your web browser and up we come!

If you haven't looked at the blog yet, you'll find a copy of the new **Chapter Handbook** given to chapter presidents at the annual meeting. A member suggested it be included, and if we could remember

Thank You for Donations!

The state board extends a heartfelt thank you to **Madrone Hill in Central Point** for their yearly donation to help us support our members. We also thank **SongBrook in Eugene** for a generous donation this fall. Thank you to **King and Clare Price at Sunset View** in Brookings for their membership renewal and donation.

Memberships and donations are what keep us strong and remember, those dollars are tax-deductible. ■

who made the suggestion, we'd print his name here in capital letters! Blog administrator Judy Morton wasted no time in downloading that for us in the left-hand "pages" column. She has also has listed the **Resources and Referral Guide** there. You should find helpful information there, and if you know of an agency not listed that should offers help, please let us know.

Back issues of *The OSTA Review* to Fall, 1998, are on the blog for you to read and use for research. We'll have the latest edition of ORS Chapter 90 there, too, as soon as it's published and released. The other thing about the blog is that you, our valued members, can post comments on it. Just send them to mhoAssistant@gmail.com. ■

OSTA Supports Aging In Place

Third in a Series

(Ed.'s note: In order for older adults to remain in their manufactured/mobile homes, often some remodeling is necessary. Gus and Lela Daum have modified their home in Parkside MHP in Eugene. Gus, long retired as a tax consultant, now includes being a published writer among his accomplishments. Here he explains changes he's made to their home.)

Staying Home by Gus Daum

Someone wise said, "Old age ain't for sissies!" And we are lucky that it sneaks up on us gradually. It gives us a chance to adapt to it just as gradually.

My wife and I have lived in a Mobile Home Park for over 11 years now. At least It was a mobile home before the prior owner built an eight foot addition along much of its length, making it an immobile home. We, too, have become less and less mobile as we have advanced well into our eighties. (Wife's note: I'm much younger.) Simple tasks, like climbing stairs that once were so easy, had become more like a training event for the Olympics. We were determined to make changes to let us stay "home."

Several things complicated our intention. First, I am averse to spending money; I call it frugal, others use the word cheap. Second, I am not the greatest handyman in the world, maybe not on my block, but I am the best available in our house. So off we went on a series of modifications over the next several years of weakening knees and need for changes.

Step one: Stairs to front entry porch had been built with three steps to the elevated height porch level typical of mobile homes, four difficult levels or risers of nine inches each. I led my wife through

the patio and back along the fifty feet of trailer length to the back door entry steps. A series of six inch easy step-ups led her up to the back door. She was not enthused, reminding me that lots of rain fall on Oregon and would fall on her during the winter journeys. Oh, well, I added a hand railing back there anyway, with a six foot length of one-inch diameter wood dowel and a couple of scrap angle brackets. She used it in going down to the patio.

Cost: \$4.00.

Step two: Since I knew she wasn't going to change her mind about the "go to the back door solution, we added a fourth step to the front entry, which would result in 5 seven inch risers, slightly better for her knees. By securing a couple of two each two x sixes atop each existing step with wood screws, and adding a new bottom step, it could and did happen. Since the stairs and porch were covered, we tacked a non-slip grass-like carpet to the four foot wide steps.

Cost: \$ 30.00.

Step three: Mobile home bathroom stools, "johns," are usually low to the floor (as are too many in some medical offices.) A foam auxiliary seat was located in our local big-box store which added almost 4 inches higher seating to ease knees. Cost: less than \$20.00

Step four: Now we came to the first serious test to frugality and handyman skill. Bathtubs are a major danger for slip and fall. Ours was equipped with a handheld shower so we got by with a waterproof stool in the tub for a while. Stepping up and over the bath tub rim tested the balance and the knees. It had to go, to be replaced with a complete manufactured shower unit.

Cost: \$350.00

But now it had to be installed. Mobile homes often have 24 inch interior doors, with no thought having been given in the original design to removing tubs and replacing with shower units wider than that. A small section of the

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A NOTE IN OUR MAILBOX

Thank you for all your
hard work and long hours!

Brenda Nyhart, McMinnville

OSTA Member since 2006

Aging In Place*(Continued from Page 5)*

wall between our bedroom and bathroom had to be removed. The friendly sub-contractor stroked his chin, sharpened his pencil, and said we can do this. We removed a wall section, installed and plumbed in the shower unit, and rebuild wall section, and refinish bedroom side of wall.

Cost: \$700.00

Step five: Doctors refer to a condition as “diminished bladder retention ability.” One of us had a lot of night-time visits to those elevated “johns.” To avoid wear and tear on the floor, we have added a chair commode beside our bed to cut down on nighttime mileage.

Cost: about \$75.00

Next Step: A wheeled walker, with seat and backrest, enables secure walks about the park as well as walking within the house. She no longer shouts instructions to me, “a cook in training” in the kitchen, who has failed several hearing tests. The walker also has brakes, important for the next addition, a ramp to the front porch.

Cost: about \$125.00, but reimbursed by insurance and Medicare.

Next Step: The easier front steps became less easy, and a ramp from the front walk to the front porch was ordered by the Project Manager herself. We made it 32 inches wide to accommodate the wheel width of the eventual wheelchair’s wheels and the current walker. We needed lumber, wood screws, some water seal and paint, and an indoor/



*Gus shows the ramp.
Lela starts down.*

outdoor carpet strip to cover and provide traction. My scavenging yielded some used lumber, but we bought new two-by-sixes, plywood, and a carpet remnant.

Cost: About \$100.00. When the time arises, we will have plans to add side bumpers to the ramp.

A powered wheelchair waits in the garage. This electric chair was loaned to us, but Craig’s list offers a number of them for under \$700.00, several under \$350.00, and I understand they are reimbursable through Medicare, at least if new.

Someone suggested I might not want to know how much we’ve spent on staying in our own home. To retain our independence and our neighbors—

Cost: Priceless ■

From the President
(Continued from Page 3)

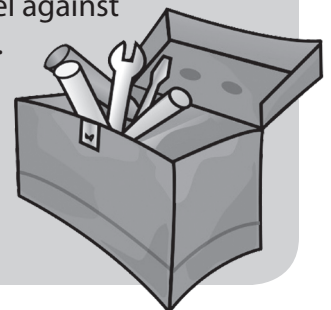
school catalog as they know what is needed, and the cost is less from the catalog. After purchasing the needed toys, the teachers will give us a complete list of the toys bought. The remaining \$137.01 will be used again later for additional school supplies.

When Louise LaFoya, chair of the program in our park, and I visited with the teachers and children of the two kindergarten classes. The children had a “surprise” gift for us, a 3’x8’ poster with all the kindergarten children’s names, and handprints on the poster.

It was a touching moment for all. The kids loved giving their gift, and having their pictures taken with us in front of their poster. All the kids said “cheeeese.” Louise and I loved talking with the kids and watched them study and play. One little boy waved good-bye to Louise, and a little girl said to me “I love you.” ■

Remodeling Suggestions

At the MH/OSTA annual meeting, Brenda Jose from “Unlimited Choices” offered tips for upgrading homes to allow aging in place. Add hand rails along hallways. Widen doors if needed to get wheelchairs through. In the bathroom add grab bars, taller toilets, a handheld shower head with an on/off switch (so you don’t have to bend when you drop it), non-slip flooring. Replace glass shower doors with a shower curtain to prevent injury if you slip, remove a shower surround and put up a reinforced fiberglass panel against the wall to support a grab bar and prevent mold. Consider tub cut-outs if there is no walk-in shower. She also suggested replacing stove elements with ones that don’t heat above 420 degrees Fahrenheit (paper burns at 451). Keep smoke alarms in good working order. ■



RIGHT2KNOW Statute Study Guide

ORS 90.740



(Reprint: Winter 2011 OSTA Review)

ORS 90.740 Tenant Obligations

ORS 90.740 Verbatim

90.740 Tenant obligations.

A tenant shall:

- 1 Install the tenant's manufactured dwelling or floating home and any accessory building or structure on a rented space in compliance with applicable laws and the rental agreement.
- 2 Except as provided by the rental agreement, dispose from the dwelling or home and the rented space all ashes, garbage, rubbish and other waste in a clean, safe and legal manner. With regard to needles, syringes and other infectious waste, as defined in ORS 459.386, the tenant may not dispose of these items by placing them in garbage receptacles or in any other place or manner except as authorized by state and local governmental agencies.
- 3 Behave, and require persons on the premises with the consent of the tenant to behave, in compliance with the rental agreement and with any laws or ordinances that relate to the tenant's behavior as a tenant.

ORS 90.740 Study Notes

90.740 Tenant obligations.

As a tenant you, as well as the landlord, are obligated by statute to follow certain regulations, the first being when you bring a home into a park for the first time. You must install it and any buildings, such as garages, carports, sheds, following the laws of the city or county and your rental agreement.

Subsection (2) says that unless your rental agreement says otherwise, you must dispose of ashes, garbage, rubbish, and all other waste in a clean, safe and legal manner. Infectious waste, such as needles and syringes must be disposed of as authorized by government bodies. Remember, some batteries and paint can't be thrown in the trash, nor can tires, dead animals, dirt, and fertilizers. Your trash carrier can provide a complete list.

Subsection (3) states that not only tenants but their guests must behave according to the rules of the park. You can be evicted because of the conduct of your guest, if the guest breaks the park rules or the law. But you would have a chance to cure the violation by your guest and avoid eviction if the termination is a 30 day notice under ORS 90.630 – presumably by having your guest leave or stop doing whatever the landlord alleges the guest is doing wrong. If the notice is a 24 hour outrageous conduct notice under ORS 90.396, you don't have a right to cure, but essentially you get one free bite at the apple; this statute allows a landlord to evict you for the conduct of people "in your control;" a court likely won't consider you to be "in control" of your guest unless you had some reason to expect that your guest would do something bad, like threaten to beat up the manager." See ORS 90.396 (3).

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 90.740 Verbatim (continued)

4 Except as provided by the rental agreement:

- (a) Use the rented space and the facility common areas in a reasonable manner considering the purposes for which they were designed and intended;
- (b) Keep the rented space in every part free from all accumulations of debris, filth, rubbish, garbage, rodents and vermin as the condition of the rented space permits and to the extent that the tenant is responsible for causing the problem. The tenant shall cooperate to a reasonable extent in assisting the landlord in any reasonable effort to remedy the problem;
- (c) Keep the dwelling or home, and the rented space, safe from the hazards of fire;
- (d) Install and maintain in the dwelling or home a smoke alarm approved under applicable law;
- (e) Install and maintain storm water drains on the roof of the dwelling or home and connect the drains to the drainage system, if any;
- (f) Use electrical, water, storm water drainage and sewage disposal systems in a reasonable manner and maintain the connections to those systems;
- (g) Refrain from deliberately or negligently destroying, defacing, damaging, impairing or removing any part of the facility, other than the tenant's own dwelling or home, or knowingly permitting any person to do so;
- (h) Maintain, water and mow or prune any trees, shrubbery or grass on the rented space; and
- (i) Behave, and require persons on the premises with the consent of the tenant to behave, in a manner that does not disturb the peaceful enjoyment of the premises by neighbors. [1999 c.676 §3]

ORS 90.740 Study Notes (continued)

Subsection (4) lists some of the behaviors included in rental agreements, as follows:

- (a): Tenants are to use their rented space and the common areas in a "reasonable" manner. "Reasonableness" is a legal standard, and refers to a mythical reasonable person or reasonable landlord, not your own very subjective landlord. Practically, the court would decide whether the rule is reasonable. The court is likely to consider your landlord's rules, but the landlord would have to explain why the court should find the rule to be reasonable. An example: A landlord who required everyone to park their cars in head-first, because it looked neater. Or a landlord who required everyone to have their curtains pulled to the side, again for aesthetic reasons.
- (b): Tenants are to keep their space free of debris, filth, rubbish, garbage so that rodents and vermin aren't attracted to the stuff. If a problem arises, the tenant must help the landlord remedy and correct it.
- (c): Requires the tenant to keep the home safe from fire hazards and (4) (d) install working smoke alarms.
- (e): Deals with storm water drains on the roof that need to be connected to any drainage system, such as downspouts.
- (f): Requires tenants to use and maintain electrical, water, storm water drainage, and sewage disposal systems in a reasonable manner.
- (g): Gives the tenant the right to remove his/her manufactured home but no other parts of the park.
- (h): Requires tenants to maintain, water and mow grass, shrubs, and trees and prune shrubs and trees on their rented space. When people buy a home, they also become responsible for the shrubbery and trees on the space. If a limb from a neighboring tree or bush hangs over your space, you can cut it off after discussion with the neighbor and landlord.
- (i): Tenants and their guests are not to disturb the neighbors with undue noise or anything else that could be considered offensive. Falling into this category could be loud cars, lawnmowers, barking dogs, and boom boxes, especially during early or late hours. Your rental agreement may list what disturbs the peace.

Legal-Ease

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

A fascinating case came out of the Court of Appeals last month, called *State v. Schneider*. It seems the manager of an apartment building in Washington County took a dislike to the friend of a tenant in the apartment complex and gave that person a "notice of exclusion" that "prohibited" him from "entering or remaining upon the common areas" of the property for any reason and threatening arrest for trespassing if he did.

A few months later the tenant invited his friend over. The manager, seeing the guest in the common area washing the tenant's car in the parking lot, called the police and the guest was charged with criminal trespassing. He was convicted. He appealed. He

claimed he was not trespassing because the tenant had invited him as a guest onto the property.

The legal question was did the tenant have the authority to invite anyone he wanted onto the property, including the common areas? (If you're legally invited you can't be trespassing.) My first thought was yes, of course, a tenant can invite anyone they want onto the property, including the common areas, whether the owner/manager approves or not. The guests have the same rights as the tenant that invited them (and are subject to the same rules and regulations). And yes, I was right. (It was a reminder not to have second thoughts.)

What surprised me was that this was the first time the Oregon

Appellate Courts had addressed this exact question.

Two possibilities come to mind. First, apartment and park managers/owners just never try to engage in such outrageous behaviors (after you stop laughing I'll tell you the other possibility). It's more likely no one has ever been convicted, let alone charged under such circumstances.

Often, in the past, I know, managers have just "banned" people. Rather than risk confrontation or making life



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News from Marion/Polk County *from Susan DeLateur, District Director*

Marilyn Davis Assumes Role as Deputy Director

Marilyn Davis from Royal Mobile Estates has agreed to serve with Susan DeLateur as deputy director for the Salem area. Marilyn's acceptance of the job follows:

I am honored to serve as Deputy Director with Susan and the board members who bring such experience, knowledge, and dedication to the MH/OSTA statewide membership. I trust that my small contribution will be enhanced by those who give so much. If my job is only to support others and be a cheerleader for their work, then that is what I will do.

—Marilyn



Marilyn Davis

District Meeting

Six chapters attended the Nov. 12 meeting, and it was suggested that we invite some of the state board members to attend district meetings in the future. We look forward to putting into effect training session(s), perhaps using material

from the new chapter handbooks. Our new deputy director, Marilyn Davis, will be printing out chapter lists for us. At our next meeting, tentatively set for Feb. 11 at Paradise Island Park in Salem, we hope to elect a district board. Helen and Jim Wall will host that meeting. It was great to see so much enthusiasm, much of it because of Marilyn's "can-do" attitude.

Life at Royal Mobile Estates is Good and Here's Why

by Marilyn Davis, chapter president

My park manager, Linda Birdsong has been Manager at this park for

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Elder Abuse Occurs Too Often

Probably one of the most outrageous stories reported this year was of the wheelchair-bound woman, flying to her home town to die, being required by TSA at the airport to remove her adult diaper which had hardened from something suspected to be contraband but was actually urine.

Yes, elder abuse occurs! The Lane County Adult and Protective Services Advocacy Committee chair reports that of 866 complaints in a year and a half, only 22 were considered severe enough to incur a small fine from the Department of Human Services. But there are people working to help protect residents of various institutions. Trained volunteers from the Office of the Long-Term Care Ombudsman make periodic visits to adult foster homes, nursing homes, and assisted living facilities to check for signs of physical abuse, financial exploitation, neglect, self-neglect, psychological abuse, and sexual abuse. In June the Governor signed HB 3037, presented by Rep. Jean Cowan from Newport, to upgrade the services provided by Oregon Project Independence that helps

seniors stay in their homes. The new law, which goes into effect in January, 2012, includes upgraded support for community caregivers, health promotion services, counseling, and transportation services. Also, the Older Women's League reports that under the Affordable Care Act Medicare beneficiaries, along with preventative services, can also receive \$50 a day to pay for caregiver support needed at least 90 days to maintain independence at home. Caregivers can be family and friends. The money can also be used for home modifications, assistance technologies, and home care aides.

One of the great advantages to living in manufactured home communities like ours is that we get to know our neighbors and become like family. MH/OSTA encourages us all to be good neighbors and look out for each other. If you or someone you know is interested in learning more about the Long-Term Care Ombudsman Program mandated by the 1978 Older Americans Act, contact the Salem office at 1-800-522-2602. ■

Just Out of Reach... a novel by Lee Darling

Reviewed by Jane Capron

Jessie Lochwood, is a welcome addition to the literary genre of independent and complicated women fighting not only villains but also their own demons. Set along the southern Oregon coast, the author evokes the misty beauty of the sea and the dreariness of the small towns along Hwy. 101. She adds cars and motorcycles to speed her story along its dangerous route.

"Around the next curve, the road dropped closer to sea level. A deer path ran through the tough short grass to the rocky base of the chasm. The rocks, rubbed to flatness by ebb and flow of tide, extended into the sea....I started down on tip-toe, the well-worn path slick from salty mist. Once I got to the rocks, I slowed, picked my way around tide pools and watched the sea. I chastised myself for not checking the tide table. The waves licked at the edge of the rocks then slid away. We had some time. The old lava bed, gnarly and pitted, would slow and spread the incoming water. Still, when the tide turns, you can't

(continued on Page 15)

MH/OSTA Financials

There was some concern at the annual meeting because specific numbers on the income and expenditures of the organization weren't provided. Our books are open to members, and Article 9.7.2 of our bylaws states: *"The account records and the minutes of the Board are open for inspection at the*

principal office of the association upon written request by a member whose sole purpose for doing so is reasonably related to his/her interest as a member." While the profit and loss statements and balance sheets change from month to month, any member who would like the information current at the

time of his/her request can contact Jane Capron or Lori Groves (see page 2 directory for addresses and phone numbers) with that request. The "principal office of the association" is Jane Capron's dining room. If you want to inspect the books there, please let her know in advance that you'll be coming. ■

Marion/Polk *(Continued from Page 9)*

21 years. The OSTA Chapter here was fading away. The night I was elected to office as president, there were three people at the meeting, including me.

The next day I asked Linda for her suggestions. She talked for an hour or so and I just listened. She said, "Most of the presidents we have had seemed to feel that OSTA and park management were polar opposites and they positioned themselves against us. Then she said, "I would like to see this OSTA chapter adopt a teamwork attitude toward working with management, and I believe you will see that we can accomplish much more together."

Since that day, Linda has been my #1 fan, #1 volunteer, and has supported all of our activities and fund-raising events, participating in almost all OSTA does. I asked for a donation of old women's handkerchiefs. Linda donated several that were her mother's. My sister made a quilt utilizing the



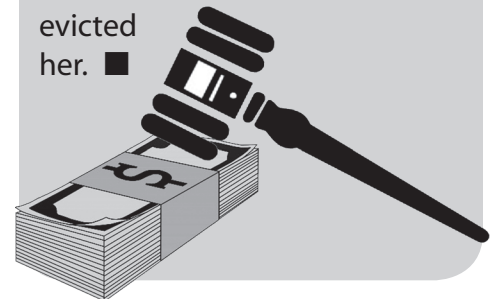
Marilyn Davis, chapter president of Royal Mobile Estates in Salem (left), and Linda Birdsong, park manager.

handkerchiefs. We auctioned off the quilt. Linda Birdsong's husband paid \$140 for the quilt because it had her mother's handkerchiefs in it. Most of the money we raise goes to purchasing Win-Co gift cards to be given to households in our park that need a little extra help at Christmas time. At Linda's request and encouragement, the owner of our park "matches" our donation and we are able to give about 18 families a \$75.00 gift card at Christmas time.

She is one of the few good managers. ■

You Must Pay the Rent—A Sad But True Story

Occasionally a rent check gets lost between your writing it and dropping it in the rent box and the landlord's receiving it. Unless you have written proof that the check has been cashed—like your bank statement—be prepared to write another check and whatever late fees you may be charged. Not paying your rent is cause for eviction. We sat in on a recent court case where the check had been lost after the tenant swore she dropped it into the rent box. Even though the tenant had paid her space rent for 23 years, the judge sided with the landlord and evicted her. ■



abandon homes had broken windows, partially boarded windows, and open doors that should have been locked up. I was told children played in these units as it was their only play area other than their homes. Some residents attempted to clean up a few of these units, but were told by management they could not do so. My contact and those on the 'cleaning crew' said the rats and vagrants lived in

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News from Northern Oregon *from Rita Loberger*

To Thwart Landlords, Know your Neighbors

I picked up a call from our 800 message center number last month from a woman warning us about being harassed to the point where she took the landlord of the two Westport Villas in Clatsop County to court and won two separate cases against him. When the mismanagement continued despite the court's finding in her favor, she moved away.

Then she called and set up a meeting for me attended by a dozen residents from the parks. I explained what a tenants' committee can do, explained some of their rights under ORS Chapter 90, answered questions, and passed out written information I had brought with me. The concerns included a lot of 72-hour eviction notices, and with the number of vacancies in the parks, I had to presume people moved rather than go to court. The

News from Southern Oregon *from Gary Walters*

I had a recent district meeting with four parks in Brookings, and I want to thank Rose Arvidson, deputy director for hosting it again this year at Oceanview MHP. Members came from Oceanview, Emerald Green, Sunset View and Timber Estates. Terry Smith and his wife, Carole, were there with my wife, Ginger, and me. The members had many questions and I think Terry and I answered them all. After the meeting we were served delicious desserts.

We are very lucky here in Southern Oregon as more and more park residents are calling me with an interest in starting chapters and learning about MH/OSTA and the

rights they have as home owners who rent their land.

I always encourage MH/OSTA Chapters to go to their managers and owners to try to solve problems. Happy residents and happy management make for a happy place to live. ■

Members at the Brookings meeting included (left to right) Donna Donahue and Harvey Hurst from Timber Estates and Robert Sova, past president of Oceanview.



Gary Walters, Rose Arvidson, Phyllis Reinemer, Terry Smith (left to right) speak at the recent district meeting in Brookings.



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Travel News

I've been to a lot of places but never to Cahoots. Apparently you cannot go alone. You have to be in Cahoots with someone. I've also never been in Cognito. I hear no one recognizes you there. I have however been in Sane. They don't have an airport. You have to be driven there. I've made several trips, thanks to my family and friends. I would like to go to Conclusions but you have to jump and I'm not much on physical activity.

— *from Salem Greene's "Lily Pad" newsletter*

Letter to the Editor

Mike Corno, the owner of Ye Olde Pancake House in Eugene, has been an associate member of OSTA for 11 years. He proudly displays his membership in the entryway to his establishment, where his customers can see that he is a proud and loyal supporter. Some of us return his support by eating at his restaurant often. I hope other OSTA members, when they're traveling down West 11th, will stop in and try his good breakfasts and lunches. Tell him I sent you.

— *Lowell Moe, Woodland Park*

Northern Oregon (Continued from Page 11)

these units. In one house a meth lab was found but improperly removed by a private cleaning crew.

More often than not, I find residents do not know one another, even when they have lived side by side for a number of years. That's when these rogue landlords get the power to treat them as second-class citizens, taking them on one at a time. I am still working with these people and hope with the education and resources we are able to provide they will be able to upgrade their living conditions. OSTA can provide the education and resources but the residents then need to work together. There is strength in knowledge and numbers. Neighborhoods need to be established and people need to know one another.

The Green Team Recycles at Eldorado

We hear a lot about our carbon footprints these days. In early

summer Terry Jones, a master recycler, surveyed residents of Eldorado Villas in Tigard about our recycling and composting involvement. Our waste management company provides two 60+ gallon containers for each house, one for recycling and the other for garbage, but Terry felt we should "reuse, recycle and reduce" instead of creating so much trash. In the last couple of months, we have had several members join our core group and have set up a pick-up day for the veggie composting materials. Five of our members have the large composting bins to which these items are being added. By planting season next spring, we should be producing wonderful composted material for the gardeners. This in turn, will cut back on the garbage that is otherwise thrown out or run through our garbage disposers. In addition to this service, we will

also be generating classes for gardening and advanced composting procedures. For more information contact :
Jones,Terrance@comcast.net.

Feral Cats

The Feral Cat Coalition of Oregon, based in Portland, neutered its 50,000th cat this fall. There were 6,555 abandoned cats euthanized in Portland last year. The FCCO follows a Trap-Neuter-Return policy as an effective and humane way to solve the problem. Call the clinic at 503-797-2606 or visit www.feralcats.com for more information and guidance in how to solve the problem. ■

Special to OSTA Members Only...

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Legal Ease (Continued from Page 9)

difficult for their tenant-friends, those "banned" persons just stayed away. Occasionally, I have written letters to park managers/owners telling them that these "bans" were unlawful. Usually the "bans" went away after that.

Here are some quotes from the Appellate Court's opinion:
"Traditionally, a tenant's invited guest carries the same privileges as the tenant to make use of the common areas." And "Under the common law, landlords cannot prevent a tenant's guest from

entering . . . common areas." The court concluded: "Applying the common-law principles of trespass, we hold that the tenant, Flynn, had the authority to invite guests to the common areas . . . Flynn exercised that authority when he invited defendant to visit him. . . . Because defendant was cleaning Flynn's car in the parking lot, an activity within the scope of his invitation, defendant was privileged to be in the parking lot... Therefore the [trial] court erred by denying defendant's motion for acquittal."

(In other words, he's not guilty.)

The guest was not trespassing and park and apartment managers/owners cannot prohibit or ban invited guests from a tenant's home or the common areas of a park or apartment building. ■

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.

Kids' Space

Fun Puns: Can you "get" them?



A bicycle can't stand on its own
because it is too tired.

Time flies like an arrow.
Fruit flies like a banana.



The man who fell into an upholstery machine is fully recovered.



Every calendar's
days are numbered.



A boiled egg in the
morning is hard to beat.



Santa's helpers are subordinate clause (if you don't
get this one, it's because you aren't a freshman in
high school yet.)

Tommy's grandma gave him a mouth organ for
Christmas. He said it was the best present he'd
ever got because his dad gave him money not to play it.

My teacher shouted at me today for something I didn't do.
What didn't you do?
My homework.

Sara said that her teacher's
eyes were always crossed.
"Why?" Susie asked.
"Because she can't control her pupils."



"As we have learned," said the teacher, "the former ruler of
Russia was called a Czar and his wife was called a Czarina. Now
who can tell me what the Czar's children were called?"
A boy at the back of the class answer, "Czardines."

Supercalifragilisticexpialidocious has 34 letters and is said to be the third
longest work in English. Do you remember where you first heard it? Can you say it?
The sixth longest word is **Antidisestablishmentarianism**. Try saying it.
The very longest word in English is **Smiles** because there's a **mile**
between its first and last letter! You knew that, didn't you?

Next to your dog, a hot dog is the best dog because it feeds the hand that bites it. How do you like your hot
dogs? Cold? With pickle relish? Onions? Ketchup and mustard? Sauerkraut? Tell us!

We want to hear from you. Send us your ideas for this space.

Dewell Byrd, a poet who lives in Miller Estates in
Central Point, shares his picture of life in the
park from his latest book of poetry. His verbal
snapshot could apply to many of our parks,
and we would wish, to all of them.

A View from the Front Porch Miller Estates

by Dewell Byrd

Morn
6:00am sprinklers hiss
Windows, doors open, capture cool air
Step out on the front porch stretch, yawn
Inspect the sky, retrieve the newspaper
Walk the dog 'round the loop, plastic bag
Check rosebushes for aphids, breathe deep
Cup in hand, welcome the day

Noon
Mail box ritual, information highway
Howdy the neighbors, check zucchini
Tomatoes, Costco, Winco, library, bank
Plan potlucks, Good Sam outings, line dances
"Loopers and Loopettes" begin their talk-walk
Mostly counterclockwise, biker airs her
Brown hair, strong legs pump 3min laps

Night
Quiet, deep, warm in the house
Outside breeze cools ninety-degree day
Liquid dark, rustle of leaves, smoke, martini
Dog barks on Orth Ave, sporadic traffic
still strives
Darkness spreads, time slows
Dreaming, letting go, night reigns
Peace and quiet in Miller Estates



News from Lane County

from Barbara Mitchell,
Lakeridge of Eugene

The generosity of Lakeridge residents resulted in donations to Gilham Elementary School that were "well above expectations," said Ken Rodakowski, Lakeridge coordinator of the School Supply Drive in the fall.

There were \$530 worth of supplies (Wal-Mart prices) and cash donations of \$120 for a total of \$650. The school supply drive was suggested by MH/OSTA and sponsored by the Lakeridge of Eugene Homeowners Board (LEHA). Jane Capron, MH/OSTA secretary, explained the drive at a LEHA Board meeting.

Staff of Gilham Elementary School appreciated the donations. A thank you letter from Principal Gig Nelson stated in part: "I sincerely value your contributions to establish a positive climate at Gilham. It is so nice to see positive partnerships like this in times of challenges and limited resources. You have made many students happy and confident because they are now ready for school and have the materials to be successful."

Just Out of Reach (Continued from Page 10)

predict the size of any single wave."

At the bottom of the chasm Jessie finds the crashed motorcycle of Nick Carlton, a fellow alcoholic. And that's just the beginning!

Lee Darling is an OSTA member and president of the Falcon Wood

Other Lane News from Jane Capron

Feral Cats

In her Northern News, Rita Loberger tells about the Trap-Neuter-Spay program in Portland. The Greenhill Humane Society has a similar program for Lane County, which we detailed in an earlier issue. Reminders never hurt. For stay and feral cats in this county, call Greenhill at 541-689-1503.

Woodland Park Estates

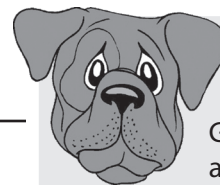
At a recent committee of seven meeting, we clarified how to address residents' grievances. Committee members are not supposed to deal with individual problems on a one-to-one basis. The committee members agreed to use a mantra: "Put it in writing; put it in the box" in response to complaints. Then the committee will discuss the written complaints at their meetings and decide how to proceed. This short statement—"put it in writing; put it in the box"—might be good for other parks' committees to adopt. It's easy to remember, it's simple to say, and it will save you a lot of grief.

SongBrook

SongBrook has established an Aging-in-Place committee headed by Debbie Harden, a recently

retired registered nurse. First a steering committee of interested residents met and planned questions for a survey, which they then delivered to every house. Residents returned the surveys to a box in the office and results were tallied. Over 30 residents offered to help by visiting neighbors, sharing meals, offering rides, helping with minor chores like putting out the trash cans, and picking up mail. Nurses in the group offered minor medical care like changing dressings. Debbie gathered a list of equipment neighbors could loan, like walkers, canes, commodes and wheelchairs, especially for those facing surgeries and needing short-term help. Debbie is considering offering a monthly column in the park newsletter on aging in place. The group looks forward to ideas from the study that OSTA hopes will be funded for the area north of Corvallis.

Some of the SongBrook residents enjoyed lunch at their adopted school, Malabon Elementary. The students want to say "thank you" for all the help they've been given. ■



Doggie Got Bad Breath?

Ginger and Gary Walters at Myra Lynne feed their

dog a baby carrot or two to scrub his teeth and gums and dislodge smelly food particles and plaque. All that crunching stimulates the dog's saliva, which washes away sulfur-producing bacteria that causes doggie bad breath. And the Walters say their dog loves carrots!

Village Homeowners Association in Eugene. She will be signing copies of her novel at the Authors and Artists Fair on December 10 in the Eugene Events Center at the fairgrounds. ■



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MH/OSTA Vision

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- 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.***



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