



## VOLUNTEER SPOTLIGHT

### Gary Walters



Gary became the deputy district director for Jackson County in 2009 and was voted onto the state board as a director in 2010. After the 2011 annual meeting he was elected by board members to be MH/OSTA vice-president. He still serves as district director for Southern Oregon and is president of OSTA chapter 2115, the Myra Lynne Homeowners Association in Medford.

Retired after 30 years with Boise-Cascade in Medford, Gary looks forward each year to hunting season. He and his wife, Ginger, have seven children, and both stay busy with many activities, including the park newsletter, which Ginger writes.

Gary stays busy with the "Gift of Giving Team" in his park, painting houses ("about 50 so far"), making structural repairs, building ramps, steps and porches and fixing plumbing. He encourages other able-bodied OSTA members in all parks to volunteer their skills to help their neighbors age in place by forming a Gift of Giving team (see details in "News from Southern Oregon"). ■

# THE **osta** REVIEW

Volume 33, No. 3

Summer 2012

## OSTA Gardeners Plant Crops for the Hungry

Scattered throughout this issue are little stories about farming and gardening in Manufactured Home Parks and ideas to help you stretch your food dollar. A Mother's Day Report from the Older Women's League, states that older women are



almost twice as likely as men to be poor and that without their social security payments they would live below the poverty line. Of special interest should be Barbara Prentice's "Aging in Place" article about the SNAP program, the food stamp program that too few older people are using. And the ideas from Lee's MHP and Briarwood in Eugene, where members bring in day-old bakery and other items might help you promote ways for your park to help neighbors make ends meet.

At SongBrook, the landlord has fenced a large area of land used to dump grass and tree clippings in fall and winter.

*(continued on Page 2)*

## OSTA Review "Cover Girls" Continue to Volunteer

### Marilyn Davis Fills Position as Salem Area Director

Marilyn Davis, who has been Susan DeLateur's deputy director, is now the district director organizing and helping chapters and members in Polk and Marion Counties. She assumed the position upon Susan's retirement. Marilyn organized last year's annual meeting in Keizer where she was a featured speaker. She was also featured in *The OSTA Review* "Volunteer Spotlight" in the Summer, 2011, issue. Marilyn is a past president of Royal Mobile Estates in Salem.

### Judy Morton Joins MH/OSTA Board

Judy Morton, featured in our "Volunteer Spotlight" column in the Fall, 2011, issue of *The OSTA Review* has been unanimously elected to the board. Judy currently serves us as administrative assistant maintaining the MH-OSTA blog and helping in other ways. She has chaired the communications committee at Woodland Park in Eugene and is currently the OSTA chapter secretary there. Her years as an administrative assistant and her proficiency in word processing applications as well as her seven years as a legal secretary should make her a valuable addition to our organization.

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## DONATIONS

**Thank you to loyal members Gaynell and Terry Thornbrough in Welches, to Jim and Helen Wall in Salem, to Paul and Norma Hunter at Gainsborough in Eugene, and to Al Baker in Beaverton. The Thornbroughs have belonged to OSTA since 1998, the Walls since 1989, the Hunters since 2000, and Al Baker since 2007. We will use your donations wisely to help our members. It's such a thrill to open renewal envelopes and find a bit extra included with the dues.**

**We invite chapters to honor the memory of deceased members with a donation to MH/OSTA. We will list the member, the years of membership, a few words of memory, but of course *not* the amount of money. The deadline for the next issue is August 1.**

**MEMORIAL  
DONATIONS**

## Next Chapter Reports Due August 1

Chapter presidents and representatives were pretty good about getting reports in for possible inclusion in this issue of *The OSTA Review*. It's really helpful to have news of your park to share with all our members. Mark your calendars so you don't forget to send information for the September 1 issue. And a big thank you to all you who were reporters for this issue! ■

## OSTA Gardeners (Continued from Page 1)

The resulting mulch is then roto-tilled in spring for resident "farmers" to grow crops. At Woodland Park neighbors cooperate, each growing a different

vegetable in small backyard planters to share so that all have a variety. At Eldorado "the Green Team" continues to make compost for the resident gardeners, and crops are shared in the clubhouse. We even have a suggestion in "Kids' Space" on how children can grow a small garden of their own in a shoebox! Last year we bought strawberries from a street vendor that were luscious and cheap. And for those of you who occasionally eat out, read the article on "Geezer Discounts" from restaurants and businesses. We hope you enjoy this issue of *The OSTA Review*, and *Bon Appetit!* ■

## THE **osta** REVIEW ADVERTISING RATES

For One Year (Four Issues)

1/2 PAGE \$500.00

1/4 PAGE \$250.00

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1/8 PAGE (one time) \$35.00

Contact Jane Capron,

(541) 461-8919

# From the President ...Terry Smith

Susan DeLateur, a dedicated OSTA board member for the last 13 years, and a member of OSTA for 23 years has retired from the board. Susan first joined MHOO in December of 1989. Susan told me she will always remain available for assistance when needed. Susan has not only been a devoted board member but also a good friend to all of us on the board. We will miss you, Susan. Feel free to come to a board meeting at anytime.

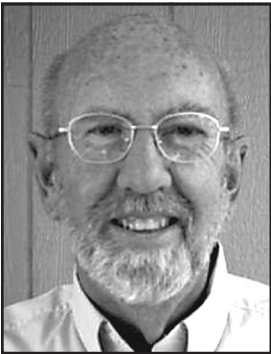
My wife and I spent another lovely winter in Yuma, Arizona. The weather was beautiful as it always is in Yuma in the winter. We arrived the 13<sup>th</sup> of November 2011, and left for home the 15<sup>th</sup> of April 2012. Each winter Yuma attracts about 90,00 retirees from Canada, and the states doubling the city's population.

My wife and I live in a small 55 + RV community in Yuma with 155 spaces. There are 5<sup>th</sup> wheels, park models and motor homes in the community. Most are here only for the winter, but some people live here year around. In March, our manager came out with a new set of rules and regulations (minor changes only) which made for a

few unhappy homeowners. Somehow, word got around that I was involved with mobile/manufactured home communities in Oregon, I was asked by a couple of families in this community if I would like to become involved with community issues here. My answer was a polite, "no thank you. Winter time is my time off." I explained to them, there is an organization called Manufactured Housing Communities of Arizona (MHCA) that can provide assistance to people living in RV, mobile, and manufactured home communities and I suggested they contact them through their website with question(s) they might have. To my knowledge, none of them did; they accepted the changes. It was the best thing to do as the changes were very minor.

It is nice to know the state of Arizona has an organization in many ways similar to MH/OSTA, designed to educate, protect, and provide assistants to people living in RV, mobile, and manufactured home communities I can't imagine living in a state without an organization like MH/OSTA to protect us. Actually, I wouldn't live

in a state that didn't offer such protection. I feel very fortunate, as you do, that we have an organization like MH/OSTA on our side. Just think for a minute what it would be like without MH/OSTA. Having no assistance, no protection of any type, no state statutes (laws) at all. It would be a very, very bad situation for everyone living in a mobile/manufactured home community. I don't even want to think about it. I know there are times that you would rather not pay the \$30.00 dues, but for only \$30.00 a year (\$2.50 per month) you are receiving protection for yourself and many, many others throughout the state. Your dues are so important. As a homeowner living in a manufactured home community for 10 years, I know how important being an OSTA member is. I and several others living in my community have received much needed help from MH/OSTA. Thank you MH/OSTA. I will be a member forever. ■



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## Susan DeLateur Retires after 13 Years of Service to OSTA

*(Editor's Note: Susan has been a member of OSTA since 1989. With her retirement, she leaves both the current Board of Directors and her position as Marion/Polk Counties district director Marilyn Davis, who has been her deputy director, has stepped into the district director job. Susan's letter of resignation follows):*

M H/OSTA Board of Directors  
Attn: Terry Smith, President

During lunch at our 1999 State Convention in Keizer, Fred Schwoch said to me, "If you will, finally, Susan, agree to be on the Board, after lunch you may come back on stage to your seat at the head table. If not, just stay down here for the afternoon."

At our State Board meeting in Eugene on April 11, 2012, I will be presenting my Letter of Retirement to Terry Smith and the members of the Board of Directors.

What a myriad of experiences these years as a District Director have given me. So many contacts made and knowledge gained, both of which could then be shared; challenges presented... some easy, most not so much, a few impossible; the satisfaction of helping park residents discover they Do have rights; how to navigate LL/T law, and even acceptable park manager communication.

And So importantly, the friendships! Cooperation and camaraderie and concern; the "we're all in this together" with the common goal of making the lives of our fellow MHP residents statewide a better place to be.

For those things and more, I sincerely thank the Board, and Fred (and Pat since "behind every good man....") for allowing me the opportunity to be of service to this vital organization.



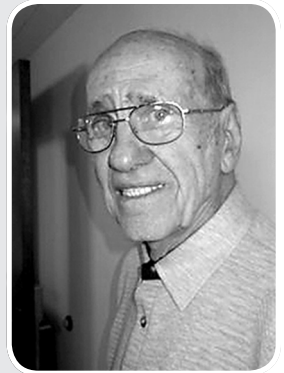
As I retire from the Board, I wish you great success in all your endeavors toward growing and enhancing MH/OSTA statewide. So, God speed, play well with all others, and run with scissors only if absolutely necessary.

Best regards, Susan DeLateur

## Thoughts on Aging

by Gus Daum

I shall get old — one day,  
but not yet. A future year.  
Calendars lie.  
Perhaps when—



I no longer thrill to beautiful music, or  
the warmth in a morning's sunshine  
doesn't hurry me to seed catalogs, or  
I find no fresh meaning in oft-read books.

When I can ignore a butterfly's beauty  
or grass glistening with morning's dew.  
When summer's breezes drift past  
and I can dismiss the scent of clover.

A thousand daffodils blossom, their yellow  
not bright enough to catch my eye.  
The crack of bat on ball does not enthuse  
to another baseball season, America's Game.

There will be time then to be old,  
to allow aching bones, and dimming eyes,  
to say *enough already*, to groan defeat.  
Perhaps. But not yet, I've much to do.

## Meet Our Youngest OSTA Member!

Baby Jack was  
born to Board  
member Chelsea  
Catto and her  
husband, Mike,  
at 1:30 a.m.  
on April 27,  
weighing in  
at 9 lbs.



**Congratulations!**

## OSTA Supports Aging In Place Stretching Your Food Dollars

### SNAP May Be for You...

*by Barb Prentice*

Low income seniors may be eligible to enroll in SNAP, the Supplemental Nutrition Assistance Program.

Formerly known as food stamps, SNAP is a tremendous boon for anyone over 60 years of age. Yet only one out of three seniors eligible for the program takes advantage of it.

For instance, did you know: You can own your home and car, have a retirement account, and still qualify to receive supplemental dollars for food?

You can determine if you might qualify by filling out the Food Stamp Benefit Calculator at <https://apps.state.or.us/fsestimate/>. To get exact information, you then have to apply at your local Senior and Disabled Services Office. The Eugene office is located at 1015 Willamette and can be reached by phone from 9 to noon and 1 to 4

Monday through Friday at (541) 682-2484. The location of other offices can be found at Aging and Disability Resource Connection of Oregon: <https://adrcforegon.org/> Look under Local Assistance.

### ...Or How about a Community Garden?

*by Rita Loberger*

The Eldorado Villa MHP Green Team in Tigard got actively involved in Earth Day activities including plant sharing and propagating, composting information, and seed exchanges to residents interested in a gardening club that will share the produce they grow. Each participating home gets an eight-inch yellow sign sporting a green foam wiggly-eyed worm. Mary Ellen Thompson, a resident Master Gardener, is offering her knowledge to help with the effort.

The Tigard Home Depot donated plants and a composter for the project. Other Earth Day programs included a presentation on solar energy and the use of mass transit.

Consider contacting a local gardening center to help support a community garden in your manufactured home park. You might plan to contribute some of the food you grow to the hungry. Studies show that one in eight people in the U.S. are at risk for hunger and that 33 million people, including 13 million children, have to seek emergency food aid each year. What better way to help than by growing a garden, or part of a garden, for others? Your local food bank should be interested in your donations. ■

*(Ed.'s Note: See also "Ginger's Gardening Tips" in "News from Southern Oregon.")*

### Let's Do It!

According to the 2010 Census figures, 8.3% of all housing units in Oregon were manufactured homes. Nationally, 6.6% were manufactured/mobile homes. Do you know someone living in a manufactured home park in Oregon who's not an OSTA member? There are a few thousand people out there waiting to hear about us. Remember, there's strength in numbers and power in organization. Let's get out there and recruit new members!

—*statistics from Andree Tremoulet*

## Eat a Good Breakfast, Feel Better All Day

*Findings supplied by Ginger Walters*

Napoleon spent only seven minutes eating breakfast but managed to scarf down two hors d'oeuvres, two soups, a roast, a side dish, and four desserts. Franklin D. Roosevelt preferred corned beef hash with a poached egg on top for his breakfast. Thomas Jefferson chowed down on hot breads and cakes, cold meat, bacon and eggs, fried apples, and waffles. Dwight D. Eisenhower liked Philadelphia scrapple (pork with cornmeal mush and buckwheat).

*Findings from Consumer Reports, November, 2011:*

Ninety-three percent of people over 75 eat breakfast. Of all people surveyed, 22% skip breakfast, 42% ate fruit, 29% ate cold cereal with the favorite being Cheerios, 22% ate eggs or egg substitutes, 10% ate breakfast bars, and 14% ate peanut butter or other nut products. ■

## Guidelines for Homes with Septic Systems

**Normal amounts** of household detergents, bleaches, drain cleaners, and other household chemicals can be used and won't stop the bacterial action in the septic tank. But don't use excessive amounts of any household chemicals. Do not dump cleaning water for latex paint brushes and cans into the house sewer.

**Don't** deposit coffee grounds, cooking fats, wet-strength towels, disposable diapers, facial tissues, cigarette butts, and other **non-decomposable** materials into the house sewer. These materials won't decompose and will fill the septic tank and plug the system.

**Avoid dumping grease down the drain.** It may plug sewer pipes or build up in the septic tank and plug the inlet. Keep a separate container for waste grease and throw it out with the garbage.

If you must use a **garbage disposal**, you will likely need to remove septic tank solids every year or more often. Ground garbage will likely find its way out of the septic tank and plug up the drain-field. It is better to compost, incinerate, or deposit the materials in the garbage that will be hauled away.

Use a good quality **toilet tissue** that breaks up easily when wet. One way to find out is to put a hand full of toilet tissue in a fruit jar half full of water. Shake the jar and if the tissue breaks up easily, the product is suitable for the septic tank. High wet-strength tissues are not suitable. As long as the tissue breaks up easily, color has no effect on the septic tank. Many scented toilet tissues have high wet strength.

**Clean your septic tank** every one to three years, depending on the

size of the tank and how many solids go into it. A rule of thumb is once every 3 years for a 1,000 gallon tank serving a 3-bedroom home with 4 occupants (and with no garbage disposal).

Using **too much soap or detergent** can cause problems with the septic system. It is difficult to estimate how dirty a load of laundry is, and most people use far more cleaning power than is needed. If there are lots of suds in your laundry tub when the washer discharges, cut back on the amount of detergent for the next similar load. Liquid laundry detergents are less likely to have carriers or fillers that may harm the septic system.

Each septic system has a certain **capacity**. When this capacity is reached or exceeded, there will likely be problems because the system won't take as much sewage as you want to discharge into it. When the onsite sewage treatment system reaches its daily capacity, be conservative with your use of water. Each gallon of water that flows into the drain must go through the septic tank and into the soil absorption unit.

Be sure that there are **no leaking faucets or other plumbing fixtures**. Routinely check the float valve on all toilets to be sure it isn't sticking and the water isn't running continuously. It doesn't take long for the water from a leaking toilet or a faucet to add up. A cup of water leaking out of a toilet every minute doesn't seem like much but that's 90 gallons a day! So be sure that there is no water flowing into the sewer when all water-using appliances are supposed to be off.

Installing a **water meter** is a sure way to know how much water you

are using and how much the water use will be reduced by doing certain things. A water meter for a home should cost from \$50 to \$100 plus installation.

The most effective way to reduce the sewage flow from a house is to reduce the **toilet wastes**, which usually account for about 40 percent of the sewage flow. Many toilets use five to six gallons per flush. Some of the so-called low water use toilets are advertised to use only 3.5 gallons per flush, but often two flushes are needed to remove all solids. That's seven gallons! Toilets are available which have been redesigned and will do a good job with one gallon or less per flush. Using a one-gallon toilet rather than a five gallon toilet will reduce sewage flows from a home by about a third. This reduction may be more than enough to make the sewage system function again. While prices may vary, one-gallon toilets can usually be purchased in the \$200 range, far less than the cost of a new sewage treatment system.

Front loading washers and suds savers use less water than top loading machines.

**Baths and showers** can use lots of water. "Setting up camp" in the shower with a shower head flow of 5 gallons per minute will require 100 gallons in 20 minutes. Shower heads that limit the flow to 1.5 or 2 gallons per minute are available and should be used.

Is the water from the faucet **cold enough to drink**? If not, keep a container of drinking water in the refrigerator. Then it won't be necessary to run water from your faucets in order to get a cool drink. ■





(Reprint: Summer 2012 OSTA Review)

Most laws impacting landlords and tenants in mobile home parks and manufactured home parks are found in ORS Chapter 90. However, there are several significant laws about parks in ORS Chapter 446. One of those is a provision that controls pets.

## ORS 446.115

### 446.115 Sanitation of parks; pets to be controlled.

- 1 The owner or operator of a mobile home or manufactured dwelling park is responsible for the sanitary condition of the park grounds and buildings.
- 2 No person shall allow a pet animal of the person to run at large or to create any health hazard within a mobile home or manufactured dwelling park. [1959 c.562 §§8,9; 1967 c.247 §8; 1969 c.533 §23; 1973 c.560 §12; 1989 c.648 §12]

**STUDY NOTE** ORS 446.115(2) creates a requirement that no tenant allow any pet, be it dog, cat or hamster, cobra, whatever, to run at large in a park. The concept of “run at large” means the pet must be either fenced within the tenant’s space, or on a leash. So, those cats that have been using your space as their personal toilet have to be controlled by the landlord, under the provisions of the law.

## ORS 90.302

### 90.302 Fees allowed for certain landlord expenses; accounting not required.

- 1 A landlord may not charge a fee at the beginning of the tenancy for an anticipated landlord expense and may not require the payment of any fee except as provided in this section. A fee must be described in a written rental agreement.
- 2 A landlord may charge a tenant a fee for each occurrence of the following:
  - (d) The violation of a written pet agreement or of a rule relating to pets in a facility, pursuant to ORS 90.530.
  - (f) Noncompliance with written rules or policies. The fee may not exceed \$50. A fee may be assessed under this paragraph only for the following types of noncompliance:

\* \* \*

- (B) Failure to clean up pet waste from a part of the premises other than the dwelling unit.

### STUDY NOTE

If the rental agreement allows fees, the landlord may control tenant behavior of tenants regarding pets with “fines” for violating a rule or a provision in a pet agreement. Under the definitions provisions of ORS Chapter 90, the “dwelling unit” in a park is the space itself. Consequently, the statute does not specifically allow the landlord to fine the tenant for failure to clean up pet waste from the space, but, the pet agreement, rental agreement or park rules can require the tenant to clean up pet waste from the space. If there is no provision for a fee or “fine” the landlord’s only other remedy is eviction of the tenant. Pretty harsh for failure to train one’s pet, but that’s the law.

## ORS 90.510(4)

ORS 90.510(4) pertaining to rental agreements, provides: Every landlord who rents a space for a manufactured dwelling or floating home shall provide a written rental agreement, except as provided by ORS 90.710 (2)(d). The agreement must be signed by the landlord and tenant and may not be unilaterally amended by one of the parties to the contract except by:

- (a) Mutual agreement of the parties;
- (b) Actions taken pursuant to ORS 90.530, (*which is the “Pets in facilities” statute, below.*)
- 5 The agreement required by subsection (4) of this section must specify:
  - (h) Any conditions the landlord applies in approving a purchaser of a manufactured dwelling or floating home as a tenant in the event the tenant elects to sell the

\* \* \*

(continued on Page 8)

### PLEASE NOTE

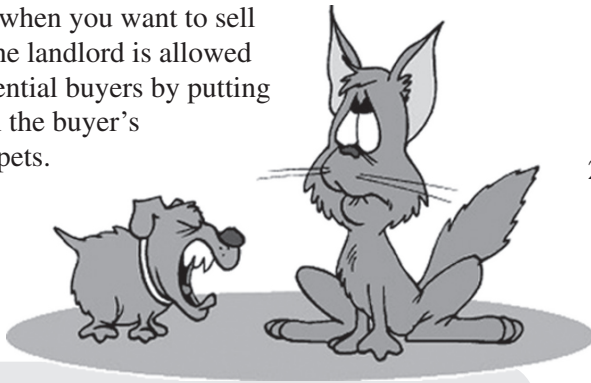
Right2Know Factsheets are provided by MH/OSTA to help manufactured homeowners who rent space in Oregon’s manufactured home parks better understand their rights as homeowner/park tenants. While these factsheets are about Oregon law, they **SHOULD NOT BE CONSIDERED LEGAL ADVICE**. The factsheets are for 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](http://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 90.510(4) (continued)

home. Those conditions must be in conformance with state and federal law and may include, but are not limited to, **conditions as to pets**, number of occupants and screening or admission criteria.

### STUDY NOTE

The landlord can “unilaterally” amend the rental agreement to change provisions concerning pets. However, the landlord may not change the rental agreement as it applies to existing pets or their replacements, as stated below. And, when you want to sell your home, the landlord is allowed to screen potential buyers by putting conditions on the buyer’s harboring of pets.



**About the author:** Mike Whitty is a member of OSTA and became a homeowner at Summer Oaks MHP, Eugene, in 2001. His wife, Jan, is the manager of Summer Oaks, and together they have managed that park since 2004. They were instrumental in establishment of the OSTA Chapter at Summer Oaks. Since 2005 Mike has been an OHCS approved instructor of the required park manager continuing education course. He has presented his park manager training class 51 times throughout the state and issued more than 930 manager certifications. Mike is retired from the practice of law.

## Call Log Statistics

**Paula Chambers from Miller Estates is tabulating calls to our 800 numbers. So far this year we’ve had 201 calls about a variety of manufactured home park situations. We’ll have a detailed, year-end report probably in the winter edition in December. If you have a question, call 1-800-423-9371 or call your district director.**

## ORS 90.530

### 90.530 Pets in facilities; rental agreements; violations.

- 1 Notwithstanding a change in the rules and regulations of a manufactured dwelling or floating home facility that would prohibit pets, a tenant may keep a pet that is otherwise legally living with the tenant at the time the landlord provides notice of the proposed change to the rules and regulations of the facility. The tenant may replace a pet with a pet similar to the one living with the tenant at the time the landlord provided notice of the proposed change. New rules and regulations that regulate the activities of pets shall apply to all pets in the facility, including those pets that were living in the facility prior to the adoption of the new rules or regulations.
- 2 A rental agreement between a landlord renting a space for a manufactured dwelling or floating home and a tenant renting the space must comply with the following:
  - (a) A landlord may not charge a one-time, monthly or other periodic amount based on the tenant’s possession of a pet.
  - (b) A landlord may provide written rules regarding control, sanitation, number, type and size of pets. The landlord may require the tenant to sign a pet agreement and to provide proof of liability insurance. The landlord may require the tenant to make the landlord a co-insured for the purpose of receiving notice in the case of cancellation of the insurance.
  - (c) A landlord may charge a tenant an amount for a violation of a written pet agreement or rules relating to pets not to exceed \$50 for each violation. [1997 c.304 §2; 2001 c.596 §35b; 2003 c.378 §17]

### STUDY NOTE

Pets can be a great comfort to their owner, and also can be a great annoyance to the neighbor, when they bark, or leave their pet waste in places where it can be stepped in, or smelled. It is not really the pet that creates problems for neighbors, it is the pet’s owner who does not control their pet, or clean up after it.

When a pet is annoying you, consider contacting the landlord and providing a copy of this article. Urge the landlord to enforce the provisions of the law that entitle every tenant to the “peaceful enjoyment” of their space. ORS 90.740(4)(i), which requires tenants to: “...(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.**”



## *Stretchhhhh that dollar!* **Geezer Discounts**

Discounts may not be offered but will be available for those over 60, 65, and in some cases over 50 if you ask for them at many restaurants and stores. Of course we know to ask for them when we make travel arrangements – at motels and hotels, airlines, Amtrak, buses, and car rental agencies. But also ask at your supermarket, and even if you don't get a discount on food, you might on non-food items. Some of the chains that cut hair offer discounts to those over 60.

Also we received an email that suggests we ask for senior discounts at C.J. Banks, Banana Republic, Big Lots, Hallmark, Albertson's, and Value Village on Wednesdays, Ross Stores and Rite Aid on Tuesdays, Cabelas, Goodwill, St. Vincent DePaul, Salvation Army Thrift Stores, Kmart, Kohl's, and Down to Earth (in Eugene). Not all stores have every-day deals, so check.

Some of the restaurants offering senior discounts include Applebee's, Arby's, Ben & Jerry's, Burger King, Captain D's Seafood, Chick-Fil-A, Chili's, Denny's, Dunkin' Donuts, IHOP, Jack in the Box, KFC, Krispy Kreme, Long John Silver's, McDonald's (coffee), Subway, Taco Bell, TCBY, Village Inn, Waffle House, and Wendy's. ■

## **Save Money on Auto Insurance with AARP Driving Course** *from Larry Shelton, AARP instructor and OSTA member at Summer Oaks, Eugene*

AARP Driver Safety is the national older driver safety program, serving the 50+ population for more than 30 years. The program has helped millions of drivers protect their safety on today's roads.

The class is offered in two versions. One is an online class, which costs \$14.00 with a \$2.00 discount if you are an AARP member. The other is a class that is held in some sponsoring facility and it is scheduled for either a single day at six hours, or two days at three hours per day. It is the same cost as the online course.

The person looking to take the course should check with their insurance company and make sure that they give them a discount. My insurance company is the Hartford and it gives a \$15.00 discount off of my costs, **enough to pay half my yearly OSTA dues!**

The course that is online is a self-metered course. You can go in and out of the course at any point and resume later. You can take it in 15 minute chunks if you want.

For more information go to [http://www.aarp.org/home-garden/transportation/driver\\_safety](http://www.aarp.org/home-garden/transportation/driver_safety) ■

## **Like MH/OSTA, AARP Oregon Focuses on Aging in Place** *from Bandana Shrestha, AARP Oregon*

AARP Oregon staff and volunteers are working to improve the lives of not only their 500,000 Oregon members, but ALL Oregonians. Recently much of their effort has been focused on helping 50+ Oregonians learn about how they can stay at home and age in place.

Portland is the first city in the United States to be designated an age-friendly city by the World Health Organization. Everyone needs to feel valued, and being active prevents that downward spiral often seen once people lose their sense of worth. So ask yourself how easy is it to be socially and actively engaged in my community? Is there a community center you can go to? Are your neighbors friendly and people you

trust? Are there enough volunteer opportunities to encourage you to get involved?

Sometime your home itself may pose challenges to aging in place successfully. However from installing brighter light bulbs, replacing round door handles for levers, to replacing traditional toilets for comfort height ones, installing grab bars, there are actually some low-cost modifications that can make living in your home easier. AARP offers great publication on this and many other topics for no cost. Visit [www.aarp.org/or](http://www.aarp.org/or) for information. ■  
(Ed.'s note: It is OSTA's hope that we can forge a partnership with AARP Oregon to make all our hopes possible.)

**Notice:** If you would like to save OSTA some money, you can get your renewal notices and/or OSTA Reviews via email. Contact the mh-osta assistant email on the blog to submit your email address and indicate whether you want just one or both renewal notices and OSTA Review sent by email.

## News from Lane County

### *Falcon Wood Village Reactivates Its OSTA Chapter from Lynne Keith, Falcon Wood OSTA president*

Falcon Wood Village Chapter #901 is pleased to announce that it has become active again, after a hiatus of several years due to



unforeseen events. I am chapter president; Bill Triggs has again accepted the vice-president position; Jonnie Stevens continues

as treasurer, and Carene Davis-Stitt will be secretary. We also welcome Jackie Triggs and John Little as members-at-large. We adopted new by-laws as the first order of business, following guidelines from the MH/OSTA Chapter Handbook.

Our first activity was the popular Maggie and Jiggs corned beef and cabbage St. Patrick's Day Dinner, which was very successful with

over 50 catered meals. We had Irish soda bread and Irish music, and some of us even danced a jig. A special thank you to Jo Pauly, who designed all the decorations and even baked three cakes!

I believe I've thanked everyone individually, but it never hurts to say it again, so thank you to everyone who made the dinner so successful and to those who helped to re-activate our chapter.

## A NOTE IN OUR MAILBOX



(Ed.'s note: Lynne Keith is the president of the re-activated Falcon Wood chapter in Eugene, and Elizabeth Kitterman is a former member who has just renewed. Liz sent this note with her check.)

"Lynne is doing a super good job. Her meeting was outstanding—questions answered right away and no guess work on it. The St. Patrick's Day dinner was one of the best organized functions I have attended. Lynne is going to have backup help, I think, and I am so glad we are going again. The only reason I never renewed was I felt we had nothing there for such a long time, and you could not hear the discussion or what they were voting on. I'll do what I can to help Lynne."

### *Rep. Nathanson Speaks to Lakeridge Residents from Barbara Mitchell, OSTA chapter president*

Rep. Nancy Nathanson (District 13) spoke at Lakeridge April 14 on a variety of state laws related to manufactured home parks enacted since 2007. She highlighted her bills to provide residents the opportunity to purchase their parks, including: 1) right-of-first refusal; 2) gap financing of up to 20 percent for park purchase from a revolving loan fund; and 3) right of residents to establish nonprofit cooperatives to buy their parks.

After her talk the business meeting of MH/OSTA members was held with discussion of bylaws required

to form a Lakeridge chapter of the statewide organization (Manufactured Housing/Oregon State Tenants Association). Bylaws proposed by the elected officers failed to pass on a tie vote, so no chapter was formed at Lakeridge. The 41 member households (58 residents total) continue as members of the statewide organization.

### *Lee's MHP in Eugene Helps Residents*

Pattie Alexander goes to Safeway weekly to receive leftover bread and pastries to distribute free to residents at Lee's to help with food bills. E.J. Ross, chapter president, reports that residents are still painting and fixing up home for their neighbors.

### *SongBrook Member Recognized for Volunteer Work from Jane Capron, Lane District Director*

Marlene Klohn, OSTA member, was recently featured in the Eugene Register-Guard's "Volunteer Spotlight" for her work over the past six years for Meals on Wheels in Lane County. Marlene packages food, fills in as a substitute kitchen manager, and recruits others to the program. We're proud of her.

Carla Campbell, SongBrook chapter vice president and membership chair, is convincing residents to join OSTA with a "pay-it-forward" approach. She tells them, "We enjoy much from what

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## Lane County

*(Continued from Page 10)*

this organization has done in the past; we now need to pay it forward to future home owners."

Debbie Harden, the Aging-in-Place coordinator, writes a monthly column for "Echoes on the Pond," the SongBrook newsletter, and matches residents who could use some help with volunteers willing to help. Recently Debbie coordinated neighbors to deliver a daily meal to a resident recuperating from a serious fall. Nurse Debbie hosted an open house in May for residents to get blood pressure readings, sign up for fasting blood sugar readings, and share ideas on ways to help each other age in place.

Chapter president Pat Negus and OSTA member Dolores Waisenen organized a "white elephant" sale in the clubhouse with so many donations and sales that the chapter netted over \$300.

The SongBrook community garden has been roto-tilled and is ready for resident farmers. Among those again growing vegetables for themselves and their neighbors are OSTA members Bridget and Ralph Hermes and Art Krantz, who shared summer squash, zucchini, corn, and tomatoes last year.

### ***Gainsborough MHP Works for Kids and Residents*** *from Earl Koenig,* *OSTA representative*

I have made about six deliveries of supplies to Howard Elementary School. We are the only community group making donations to the school on a regular basis and they really appreciate it. They have told

us that magazines like National Geographic, Smithsonian and History are also welcomed, as are box top coupons.

Gainsborough is currently working on our emergency disaster plan as interest has been rekindled by the Japanese disaster.

I was pleased to welcome Rich Pitter as a new OSTA member. Rich just recently moved to Gainsborough.

### ***MH/OSTA Lane County District Meeting***

*from Jon VanMeter,*  
*Lane deputy director*

The Woodland Park OSTA Chapter hosted a district meeting for 40 members of Lane county chapters recently. Woodland chapter president Ralph Cook and members Barbara Cook, Judy Morton, Orval Tubbs and Jon Van Meter assisted with registration. The meeting took the form of a chapter meeting with Jane Capron presiding. She suggested using the "Right to Know" section of the OSTA Review at quarterly chapter meetings. Judy Morton presented the MH/OSTA website and blog, demonstrating how to pay annual dues, make donations, and get information from the site. A member can also sign up for email updates from the blog. Park representatives told of projects in their parks including Adopt-A-School, Book Fund, Shoe Fairy Fund, Aging in Place, and the Park Food Pantries.

***New OSTA officers recently elected to lead their chapter are, left to right, Ralph Cook, treasurer; Judy Morton, secretary; Orval Tubbs, president, and Paul Malecki, vice-president.***



*Barb Cook*

### ***Briarwood Neighbors Look Out for One Another***

Nancy Robinson and Katherine Barnes continue to be involved in the Eugene-sponsored Disaster Preparedness Program and the Adopt-a-School program. They are collecting funds for an emergency generator and continuing to help the children at nearby Danebo School. They continue to bring in food from Food for Lane County for weekly distribution to residents.

### ***Summer Oaks OSTA Chapter 906 Moves Ahead*** *from Dick Norton, president, and* *Larry Shelton, recorder*

Members and potential members gathered recently to consider adding a social committee and a committee of seven at the park. Nominations were taken.

Dick Norton gave a review of OSTA's mission and purpose and announced that Mike Whitty, park manager, can advance a generous sum of money for clubhouse activities. Ideas on how best to use the money will be discussed at the next meeting in August. Dick read the yearly letter sent to the owners notifying them that residents want to be informed should the park be put up for sale and led discussion on what to expect if that should occur. Dick also went over pertinent articles in the last *OSTA Review*. ■





# Kids' Space

## How about a Shoe Box Garden?

For fun and food plant a mixture of vegetables and flowers in a sturdy shoe box or maybe an old colander (those bowls with holes) your mom finds at a garage sale. You can plant some herbs, too, and other leafy veggies like spinach (it tastes pretty good raw). Strawberries, pansies and nasturtiums would add color. A mixed vegetable-fruit-flower garden decorated with curly lettuce will be beautiful and fun to grow. ■

*(Note: We're looking for a young person to write the kids' column. If interested, contact Jane (see directory on page 2).*

**Mother to her kid:**  
Why do you always get so dirty?  
**Kid:** Well, I'm a lot closer to the ground than you are.



## National News

### MHOAA

Ishbel Dickens, executive director of the Manufactured Home Owners of America Association (MHOAA) testified on behalf of manufactured home owners at a hearing of the Insurance, Housing and Community Opportunity Subcommittee of the House Financial Services Committee this winter. She was the only witness speaking on behalf of consumers. She shared the experience with Rita Loberger and representatives from other state organizations during their monthly tele-conferences. Rita keeps MH/OSTA informed through emails and this newsletter.

In other news, the New Hampshire Community Loan Fund recently celebrated the completion of their 100th resident-owned community. The New Hampshire Community Loan Fund and the

ROC-NH™ team has helped more than 5,600 residents of MH parks in New Hampshire and another nearly 1,500 homeowners in 22 communities in the ROC USA network to purchase their parks. All the conversions from park owned to resident-owned have been successful. We hope to have an "opportunity-to-purchase" bill passed in the Oregon State Legislature in 2013.

### CASA of Oregon Supports Park Purchase

National Public Radio (NPR) recently broadcast an interview with Paul Bradley, the Resident Owned Communities (ROC) national technical assistance provider to groups like CASA of Oregon, a group that has helped residents buy their parks. Chelsea Catto, and MH/OSTA board member, is deeply involved with CASA of Oregon. National interest

is growing because the 50,000 to 60,000 manufactured/mobile home communities in the United States are an important source of affordable housing and are almost entirely unsubsidized. ■

## News from Southern Oregon

*from Gary Walters*

We have nine chapters in the Rogue Valley and four at the Coast. I am working with three other parks that need only a couple more members to become chapters. Our district meeting will be on June 16 at Madrone Hill with Jim Sultz, from Pacific Mobile Home Supply as our guest speaker.

I would like to thank Phil Taylor, our regional manager, for giving our Myra Lynne chapter an 8x16-foot raised planter box. Our chapter  
*(continued on Page 13)*

## Southern Oregon *(Continued from Page 12)*

has planted flowers in it and we will maintain it. The owners of our park will put up a plaque saying our chapter has done the planting. At Myra Lynne we have a "G&G Gift-Giving Team" that consists of Gary McCoy and me who do things to help out people in our park, like the gentleman with a bad back whose deck we rebuilt. We also replaced the steps and put a new roof and gutters over the back porch and will paint his home soon. We also plan to tear out and replace an 8x16-foot deck that has completely rotted. The owner of another home helped me build a wheelchair ramp so his wife, who has cancer, can get in and out of the house. Between Gary and me we have almost 100 years of experience, but even though we're kind of slow, we get-r-done. There are always people who need a helping hand. All it takes is a few volunteers, and you would be surprised

how you can bring a smile to someone.

I want to welcome Marilyn Davis as a district director up in the Salem area and tell Jane Capron, *OSTA Review* editor, that she has quite a following here in southern Oregon.

### ***Madrone Hills Elects New Officers from Sandi Strong, President***

Installed with me in late April were new officers Karren Claassen, vice-president; Bette Reid, secretary; Marilyn Huntsman, treasurer and committee chairs Bette Reid and Dorren Dungey, membership/welcome; Judy Rector, sunshine, and Judy Plante, refreshments.

During this past quarter we donated supplies to Patrick Elementary and clothing to Hamby Middle School, our adopted schools in Gold Hill. Our park-wide yard sale was in May, and June 14 we'll be

having a free spaghetti feed for everybody in the park. At that time we'll be talking to residents about OSTA to try and increase our chapter's membership. We have fund-raising projects planned for the alternating months of our regular meetings. For the June 16 district meeting we will serve fruits, veggies, cheese and crackers for refreshments and coffee and ice tea.

### ***Ginger's Gardening Tips for Southern Oregon***

If you put in your tomatoes, squash, and peppers early, they should be ready to pick the first part of July. Now is the time to plant broccoli, Brussels sprouts, cabbage, and cauliflower for fall. Start two-week successive plantings of carrots and beets. Enjoy your salad greens since they will go to seed in July and August. If you haven't planted potatoes, beans, and corn, do so now.

## News from Marion/Polk Counties *from Marilyn Davis, District Director*

We had a successful district meeting on May 19 honoring Susan DeLateur, who just retired as District Director. Among the gifts were a quilted lap robe, pillow cases, a bird house, jewelry, and a decorated cake, all hand-made. Susan promised to stay active and involved in the district.

Our first annual leadership training was earlier this spring at the Royal Mobile Estates clubhouse in Salem and was so successful that this month we're making a videotape for other districts to use

in training sessions. More about that in the next issue of *The Review*.

The training was developed and orchestrated by Rita Loberger, Northern District Director, to give MH/OSTA chapter officers not only an exhaustive orientation of the history, accomplishments, and goals of OSTA but also to equip them with dynamic tools for strengthening their local chapters, inviting new members, and being more effective than they ever thought possible. Part of the process is showing leaders where they fit in

the big picture of OSTA statewide and how vital they are to the overall success of what we do. What do we do? We help people to understand their legal rights and guide them to join with the hundreds of tenants in parks all across Oregon learn together, speak as one voice, and ultimately, to make a difference in mobile home community living. To all those who attended this first class, hats off to you! Your park and your chapter will see the benefits of your commitment. ■

**Legal-Ease** by Matthew Johnson, Attorney at Law

*(Disclaimer: The following is not meant to be specific legal advice for anyone's particular situation. But the sad story does have a happy ending.)*

A landlord in one of our parks decided to increase revenue by starting to charge \$20 a month for what had previously been free use of the RV storage area. The 50 spaces at \$20 a month would bring in about \$1,000 extra income each month or \$12,000 a year. I can think of a lot of things I could do with an extra \$12K a year.

Not to be one-sided about this, there had been some problems and the park put up a camera to keep an eye on things. But, even a fancy surveillance system probably wouldn't cost more than \$1,000, leaving a nice \$11K profit the first year and \$12K a year forever. Again, not a bad return for the small expense of sending a letter out to the 50 residents. Now, the landlords claimed this was just an increase in rent and they could do this with a 90-day notice.

So the management sent out a 90-day notice that they intended to start charging for the use of the RV storage facilities. As a result a group of residents contacted me saying they believed their rental agreements provided that these facilities were available for their use at no charge. My first thought was no they're wrong, this is a rule change and the park residents need to go through the ORS 90.610 procedures, that is, notice and the opportunity to reject the change—procedures you should all know by heart.

When I met with the representatives of this group they brought me copies of their rental agreements, insisting that this \$20 charge was a change in their rental agreement and not the rules. I learned two things at the meeting. I think I've mentioned this one before, sometimes my "first thoughts" are wrong. And two, sometimes park residents know what they are talking about. Ok, often they do. When I reviewed the rental contracts, sure enough, the contracts provided for the use of these facilities at no charge. What the park was trying to do was make a unilateral change in the rental contracts of the park residents. That was a no-no for a couple of reasons.

First, the statutes specifically address this issue. ORS 90.510(4) states "[A] written rental agreement . . . may not be unilaterally amended by one of the parties . . ." There are some exceptions, such as changes in the law, but they didn't apply. In addition, the last paragraph of the rental agreements said, "[T]his Agreement . . . may not be modified or amended, except in writing, signed by both LANDLORD and TENANT."

The park claimed their "attorney" had told them this was a "rent" increase and they could make this change with a 90-day notice. I have dealt with "park" attorneys from all over the state. I have encountered

four types. There are the ones who know the laws and provide their clients with reasonable interpretations of those laws. Though we may sometimes disagree on those interpretations, I generally enjoy working with these attorneys. Then there are those who know the laws and seem to purposely misinterpret or manipulate the law to justify whatever their clients want to do. The other two categories are attorneys that practice in other areas and don't really know the applicable law. These divide into two groups too. Those who are willing to listen and learn what the law is, and those who don't seem to care.

Apparently, this last group is not limited to just attorneys willing to represent park owners. One resident, again not part of the group I represented, talked to an attorney who told him the park could do this if they wanted to. I actually called this attorney. She didn't seem interested in reading the statute. We attorneys receive Doctorates when we graduate from law school. (Just call me Doctor Matthew from now on.) I guess it's like with any other doctor—you should always get a second opinion.

So, on to the happy ending. I sent a letter to the park. I outlined the terms of the rental contract,



*(continued on Page 15)*



## News from Northern Oregon *from Rita Loberger*

### *We welcome Kathy Karppinen to the OSTA team*

Kathy has accepted the position of deputy director and will be covering Hillsboro, Forest Grove, and Cornelius for me. Folks in those communities can call her with their questions. She is available to help me with other endeavors as well and also attends the coalition meetings with me. Her phone number is 503- 545-1543 and her e-mail address is Kathkar1@frontier.net. We welcome her and thank her for volunteering to help.

### *Ask not what your community can do for you; ask what you can do for it*

How creative are the residents in your park? How well do your residents work together? In our community here in Eldorado Villas in Tigard, we have many residents who step up to assist in various positions.

One helpful activity that is making a big difference is the Bread Brigade, a group of our men who go to the local day-old bread outlets for surplus to provide to the

fellow residents. For several years now, our community has been able to take advantage of the surplus that is not earmarked for the food pantries. These fellas are dedicated and make this trip on whatever week they learn there is surplus available. Residents, in turn, work on a donation system to help defray the gas expenses incurred on these runs. Another group of volunteers unload and set up the tables for easy pickup.

We have another person who is friends with a couple who run a chicken farm for one of the larger

meat producers. As they don't have need of the eggs, our neighbor picks up a bucket or two of these "hen fruits" from time to time. Who doesn't like some fresh eggs? Ditto on the gardeners. Nary a summer goes by that neighbors haven't shared their excess produce by placing it up at the clubhouse. The Green Team (mentioned in our last publication) continues to grow and all that composting will result in a windfall of produce this summer.

When neighbors work together, everyone benefits. ■

## **Blogging with MH-OSTA** [mh-ostablog.blogspot.com](http://mh-ostablog.blogspot.com) *from Judy Morton, Blog Administrator*

### **Blog Menus on the left of your screen include:**

**Follow by Email:** enter your email for a notification of each update and posting.

**A Subscribe Button:** You may now pay with PayPal to join or renew membership.

**A Donate Button:** You may also make donations through PayPal.

**A list of Indexed Pages,** including: Board and Legislative Contacts and Resources and Referrals.

**The Blog Archive** of older posts, arranged by date.

**OSTA Reviews,** which have to download from another source. After an issue is loaded, you can right click and save to your computer.

## **Legal-Ease** *(Cont. from Page 14)*

including the no changes without a signature clause, and the applicable statute. Sure enough, they got a "second" opinion from another attorney and sent out a letter withdrawing the threat to attempt to unilaterally change the residents' rental agreement.

Here's the take-away. A park can raise your rent with 90 day notice. Read ORS 90.600 for the details. A park can try to change the park

rules and regulations with proper notice and the opportunity for the tenants to reject the proposed changes. Read ORS 90.610 for the details. But, a park cannot unilaterally change your rental agreement. Read ORS 90.510(4) for the details and any exceptions.

And a final reminder. Parks often use the trick of "we lost/can't find a copy of your old rental agreement, you have to sign a new one." The only time you have to sign a rental

agreement is when you are entering into a rental agreement. Once you have signed an agreement, unless you are moving or you want to make some change in the agreement, you don't have to sign a new one. ■

*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.*



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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

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**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  
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*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.*

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