



VOLUNTEER SPOTLIGHT

Paula Chambers



An active resident of Miller Estates in Central Point, Paula has been an OSTA member and chapter treasurer for two years. For the past year she has been maintaining the state Call Log, recording the calls for help that OSTA receives. She also sends electronic copies of *The OSTA Review* to all state legislators and other interested parties. She is the assistant administrator for *blogging with mh-osta*, helping with the posting of messages to keep everyone informed between issues.

Paula worked for an accounting firm for 21 years before her first retirement. When two of her former bosses started their own firm, she worked for them for two and a half years before retiring once again. A resident of Central Point for many years, she loves living in Miller Estates, "a community where you know everyone and the neighbors all look out for each other."

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Coalition and Park Purchase Concerns Engage Members at Annual Meeting

By Tom Mitchell

Nearly 70 members attended the annual MH/OSTA meeting at the recently remodeled Shadow Hills Country Club on Saturday, October 20. The morning program included presentations by John VanLandingham, Julie Massa, and Dan Fountain.

VanLandingham is a legal aid lawyer specializing in landlord/tenant law and is a member of the MH/OSTA board. He has served as a facilitator on the statewide Landlord-Tenant Coalition since 1997. The Coalition is the body that discusses issues relating to manufactured home parks and floating homes. The outcome of these discussions usually leads to bills being written and submitted to the legislature for their consideration. VanLandingham said that there are currently four major topics before the group. They include the "sunset laws" attached to previous legislation set to expire in 2013. One concerns a capital gains tax credit for landlords who sell to a non-profit entity and another a tax credit for home owners displaced by a park sale. Another topic under discussion concern sub-metering and the payment date for utilities. A third is about assigning responsibility of maintaining and/or removing trees on a resident/tenant's space. The fourth topic concern an exemption from the federal SAFE Act. The SAFE Act lists and assigns yearly fees to a registry of mortgage brokers or loan mortgage originators for financial loans. The coalition landlords want Oregon landlords who sell fewer than 10 homes a year exempt from the act.

VanLandingham noted that the Park Purchase topic has been around for some time, but a proposal has failed to make it to the legislature. This upcoming legislative session may be different, however, with both the coalition and Representative Nancy Nathanson working separately to introduce a bill that would allow wishes to sell. He noted that three parks in the Eugene area have been purchased by the residents. For the present, he said that tenants' association park purchase committees should continue to send an annual letter to their park owners requesting notification of a potential sale. park residents the option to purchase their park in the event the park owner



CASA of Oregon Assists Residents to Buy Their Parks

Julie Massa and **Dan Fountain** continued the discussion about park purchase. Massa is Manufactured Home Park Preservation Resident Organizer of CASA of Oregon (Community and Shelter Assistance Corp.) and works with park residents who are considering the possible purchase of their parks. Currently Casa of Oregon Cont on Page 10

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Rita Represents Us at National Convention

A report on the NMHOA annual meeting from Rita Loberger

I now know what it means to fly a "Red Eye." Thursday, Nov. 8, I left home for the PDX airport at 2 a.m. with departure to Washington, DC and the National Manufactured Home Owners of America (NMHOA) convention. As liaison member from our Oregon MH/OSTA board, I spent three days filling my brain with information to bring back to share.

Friday morning 40 attendees from 21 states were shuttled to the local subway where we were transported to the Capitol for meetings all day with several local contacts who work with the manufactured home communities

throughout the country. The morning speakers included Jeremie Greer and Katherine Lucas-McKay from CFED on the subject of Federal Legislation. They were followed by Ed Gramlich of the National Low Income Housing Coalition on how to build relationships with NLIHC members at state levels. After a box lunch and short social time with attendees, we continued with Nathan Schultz from HUD. Then Carolyn Carter of the National Consumer Law Center, with the help of Odette Williamson, enlightened us about the Uniform Law Commission and titling Manufactured Homes.

Then it was back to the hotel during Friday night rush hour passing the Pentagon and Arlington Cemetery. Later that evening, a group of us met to discuss the living conditions in ELS properties. Oregon has two ELS parks in the Portland area and one in Eugene. The owner resides in Illinois, but owns over 400 properties in over 30 states. With multiple thoughts spinning in our heads, we headed to our rooms to rest before another information filled day.

Saturday morning Steve Savner from the Center for Community Change spoke on Social Security, a matter of interest to many of us. Again Carolyn Carter (NCLC) and Rodney Harrell from the AARP organization were additional morning speakers. Ishbel Dickens, the NMHOA executive director, spoke on Aging in Place, the same concept that our state-wide MH/OSTA group has been promoting for the last two years.



Rita Loberger, right, poses in Washington, D.C. with Ishbel Dickens, Executive Director of NMHOA, left, and Lois Parish, national president, front.

*Editorial***An Opportunity of a Lifetime**

In the Spring of 2011, the tenants of Vida Lea Mobile Home and RV Park on the McKenzie River in Lane County formed a cooperative and negotiated with the park owner to buy the park. CASA of Oregon representatives Chelsea Catto (also an OSTA board member), Rose Mary Ojeda, and Julie Massa worked with the 33 residents of the park and were able to get them financing through a grant available to low-income buyers. Each participating tenant paid \$250 for a share in the coop, some paying over time. This was a deposit that will be refundable when or if they move. CASA represented them in the purchase, and it was thrilling to hear at the annual MH/OSTA meeting about the success of the new cooperative as they begin life as owners of their park.

The Manufactured Housing Landlord/Tenant Coalition, of which OSTA is an extremely important part, is drafting a coalition bill that includes a section on "Opportunity to Purchase." If a park owner is willing to sell to his tenants, it becomes a

winning situation for both. The residents can feel secure knowing that, once the economy improves, they won't be forced to move out because a landlord wants the land for another type of development. It's a winning situation for the landlord-sellers, too, because they get the appraised price for the park plus the substantial savings of not having to pay Oregon capital gains tax. Only park owners who are Oregonians and therefore pay income taxes in Oregon can benefit from the capital gains break; park owners from California, for example, do not pay Oregon income taxes and can't benefit. Resident ownership may not work for all parks, or for all residents, but it is possibly the only way to limit future rent increases and avoid closures for conversion into another use, which will happen again when the real estate market improves. An Opportunity to Purchase law would be advantageous to all parties, so no one should object. Right? Unfortunately, some of the landlords on the coalition seem to be worried and therefore unwilling to sign on to the bill. Exactly what worries them is a bit of a puzzle. No one is forcing them to sell to their tenants

but just asking them to give the homeowners a chance to buy the park, an opportunity to purchase it, if the park goes up for sale. The result of the Opportunity to Purchase proposal is to encourage competition, to add another potential buyer (the residents) to the pool of buyers. What could be more American than to encourage competition? This is not the same thing as a right of first refusal.

This is a bill we must all support. It will be presented to the Legislature, either through the coalition or through a separate bill introduced by a State Representative. Later on we'll need members to come to committee meetings and voice their support. We'll attempt to keep you up-to-date on the blog—blogging with mh-osta—until we can report further in the Spring issue of *The OSTA Review*.

Need a Tax Deduction?

Your MH/OSTA dues and donations are fully tax deductible for 2012 as long as you write your check before January 1. You may pay dues ahead of time.

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Adopt-a-School Update

Many Children Need Extra Attention

During holiday school vacations, too many children go hungry from missing school breakfasts and lunches. They may be cold when there's no heat in their houses or campers, and many won't see any gifts under the tree, if there is a tree. What is your OSTA chapter doing for your adopted school? And if you haven't adopted a school, it's never too late. The following article, reprinted with the permission of The Rogue River Press, where it first appeared, tells what Madrone Hill of Central Point is doing for their adopted schools.

Students 'Near & Dear' Seniors' Hearts

by Tammy Asnica, Editor, *The Rogue River Press*

Adamant that "it's not right for little kids" to go to school without adequate supplies or being properly clothed, the residents of the Madrone Hill 55-plus community collected \$600 in cash donations and gathered enough pens, pencils, paper, calculators, binders, backpacks and miscellaneous items to make sure that the students at Patrick Elementary and Gold Hill Middle schools went back-to-school well-stocked. In addition to the glue sticks, erasers, rulers and such, the seniors also handed out gym clothes and tennis shoes. They also plan to keep the students supplied with sweatshirts and sweatpants, socks and shoes throughout the school year.

Alyce Foley-Arasmith, whose family has been in the Gold Hill-Dardanelles area since 1896, said that the Gold Hill schools are "near and dear" to her heart. She was born and raised in the Gold Hill area, and attended schools there as did her children, grandchildren and a slew of nieces and nephews. In fact, she started school at the old Dardanelles School, not far from the Madrone Hill community on Old Stage Road where she now lives. "We're doing what we can," she said, "to help families who have to feed and clothe their families ... in this recession, there's often not enough money to do both."

The Madrone Hills Clubhouse, or Chapter 2143 of the Manufactured Housing/Oregon State Tenants Association, is one of several like-minded chapters statewide that have adopted schools in their community. "This is the best cause," said Gary Walters, district director of MH/OSTA. "This is a good thing for us to do. The schools took a beating (due to state budget cuts) and the children shouldn't have to pay." Foley-Arasmith added that teachers paying out-of-pocket to supply materials for their classrooms and students "is ridiculous." Walters said that other chapters in the Medford-Central Point area have adopted Griffin Creek, Oak Grove and Central Point elementary schools.

In 2011, the small, but determined Madrone Hill group reached out to Patrick Elementary, and this year, decided to take both Patrick and Hanby under their wings. "Hanby was so grateful," Foley-Arasmith said. "We didn't realize the need. The need was a lot greater than we thought." "It's like we woke up, and started looking around," added Walters, who said that he and his wife see children at the bus stop without jackets during the chilly Southern Oregon winters and will purchase and give away jackets. Lu Wagner, of Gold Hill, has also seen "kids shaking at the bus stop without coats," and it has pricked her heart. Foley-Arasmith said that "it's pitiful to see things in sad shape. The needs are great with parents out of work and trying to make it on unemployment.

Madrone Hill's efforts have inspired other local organizations to do the same, she said. And, what's especially remarkable is that the group only numbers seven. This year, the staff at Hanby assisted the residents in organizing and delivering all the items just in time for the first day of school. Scott Dippel, principal of both Patrick and Hanby, said that at least seven or eight organizations have stepped forward this year, including the Central Point Rotary Club, Crater Foundation, Odd Fellows and three churches in addition to Madrone Hill. The Madrone Hill group is collecting money throughout the winter to keep the children supplied with warm clothes and shoes.

MH/OSTA “Helping Hands” Panel Encourages Members to Advocate for Better Lives for All— Notes from the Annual Meeting

by Carene Davis-Stitt, Lynne Keith, and Jane Capron

“Helping Hands” Pilot Project Offers Renovations

To begin the afternoon program, Gary Walters, as Southern Oregon District Director, told about the two OSTA members who had their homes fixed up with “Helping Hands” money allotted to his district in the new pilot project (Thank you notes from the pleased recipients are elsewhere in this issue.).

Charlie Ricker, Lane County deputy director, then introduced Joan Stern from Lee’s Mobile Home Park in Eugene. The “Helping Hands” pilot project assisted Joan to replace two windows in her house. Her neighbor, OSTA member Dave Bidwell, and another friend, installed the windows, and Dave replaced some boards. Joan was so pleased that she’s been recruiting other members in her park to join OSTA. Ricker explained that MH/OSTA will help low-income manufactured/mobile home owners improve their homes with such projects as repairing damage, painting, replacing railings and gutters, or improving accessibility. According to him, these home projects give owners a sense of pride and may mean the difference between staying in place or having to relocate. Recipients should be able to provide 25% of the total cost either in cash funds, donations, materials or in-kind labor.

Only two counties, Jackson and Lane, are participating in this pilot program, and each has some monies left from their initial \$1, 5000. Applications are available from district directors.

MH/OSTA Urges Social Support

Besides providing repairs, Andree Tremoulet then pointed out that MH/OSTA also wants to offer Aging-in-Place social support to help residents live better, richer lives. Chapters could establish community services such as respite for caregiver-spouses or sharing of housekeeping and meals. She urged members to think creatively and remember that businesses that serve more people in a compact area are able to offer services at a lower cost.

Habit ReStores Have Supplies 50% Off

Ken Capron offered a listing of Habitat Oregon ReStore centers located in 26 towns in Oregon. Appliances for renovating homes are available both new and used at about 50% of retail price. (See a list of ReStore locations elsewhere in this issue.)

AARP Oregon Urges Engagement

Bandana Shrestha from AARP Oregon, representing the national organization, urged OSTA members to advocate for manufactured home owners, engage with other agencies, and show potential members and existing members the relevance of membership. She pointed out that 90 percent of seniors want to age in place and need to maintain interaction with others.

State Representative Secures Laws for Seniors

Val Hoyle, District 14 Representative to the Oregon Legislature, recapped the bills for seniors she has had passed into law. She convinced the legislature that it cost more to collect property taxes on homes valued under \$15,000

Helping Hands Cont on Page 9



Lane District Director Charlie Ricker, left, presents a check to Joan Stern to replace two windows in her home at Lee’s Mobile Home Park in Eugene. Dave Bidwell, who did much of the work, shows his approval.

“Helping Hands” Thank You Notes

I was the happy recipient of an aging-in-place pilot project in Southern Oregon. I received new gutters, down spouts, as well as a new wall painted on my storage shed. Also a new banister and painted railings on my deck. At 94 I'm very anxious to remain in my home as long as possible. With a live-in caregiver I'm doing very well. If you need help with repairs don't hesitate to apply for a grant. As we didn't use the full amount, the remaining funds can be passed on to another person. Keep up the good work, OSTA, in helping us seniors stay in place.

Vi Brown

Western Carriage Estates, Medford

I wanted to drop you folks a note to tell you how happy I was to get my home painted. It needed it more than I can say.

Without Gary Walters and OSTA, the job would never have gotten done. Thank you so much.

Daniel Breen

Myra Lynne MHP, Medford

The view out of my new windows is fantastic!!!! I can't thank enough the help I got from the Helping Hands project. If not for this, I don't know when I would have had new windows. I applied for assistance back in 2010 and still have not heard a word. The speediness of the Helping hands project cannot be stressed enough. Thank you so very much for helping me.

Joan Stern

Lee's MHP, Eugene

A Gift Idea from Santa

Santa Claus agrees it would be a great present if your children and friends would join MH/OSTA as a gift to you. So the new challenge is to recruit members from outside your parks. They can fill out the membership blank on the back of this OSTA Review and mail it in, and become associate members, receive future Reviews, and get a tax deduction.

Happy Holidays!

MH/OSTA Helping Hands Program		
Application		
Name _____	Date _____	
Street Address _____	City _____	
Zip Code _____	County _____	State _____
Phone _____	Park Name _____	Chapter _____
MH/OSTA Member <input type="checkbox"/> Yes <input type="checkbox"/> No		
Project _____		
How will this project improve your home (i.e. repair damage to improve safety, provide accessibility, etc.) _____		
Total Cost of Project (maximum of \$1,000) _____		
Funds Requested from MH/OSTA (75% of total project cost, maximum of \$750) _____		
Are you able to provide 25% of the total project cost by cash funds, donations, materials, or in-kind labor? <input type="checkbox"/> Yes <input type="checkbox"/> No		
Your total household income must be below 200% of the current year federal poverty guidelines.		
Check the applicable household size:		
<input type="checkbox"/> One member, income limit \$22,340		
<input type="checkbox"/> Two members, income limit \$30,260		
<input type="checkbox"/> Three members, income limit \$38,180		
<input type="checkbox"/> Other household size (please enter in amount of people living in home _____)		
Financial information must be verified by an independent party. Please complete the attached financial information worksheet.		
Signature _____		Date _____
Please return signed application to your District Director.		





Psst, Buddy. Have I Got a Deal for You!

by Mike Whitty

MH Park Manager Trainer

What happens when an elderly person in the park dies with no apparent relatives to take over the home?

This happens more often than most folks in parks would know. Sometimes there are relatives who have no interest in the mobile home or who are so far away it would be too expensive for them to handle it. ORS 90.675 provides the landlord a two-step process for dealing with an abandoned home. Step One is a 45-day notice that the home is considered abandoned. Step Two is advertisement and sale of the home.

When is a home considered "abandoned"?

The pertinent statute, ORS 90.765(2) states that a home is abandoned when:

"(a) The tenancy has ended by termination or expiration of a rental agreement or by relinquishment or abandonment of the premises and the landlord reasonably believes under all the circumstances that the tenant has left the [manufactured home] upon the premises with no intention of asserting any further claim to the premises or to the [manufactured home].

(b) The tenant has been absent from the premises continuously for seven days after termination of a tenancy by a court order that has not been executed; or

(c) The landlord receives possession of the premises from the sheriff following restitution pursuant to [an eviction proceeding]."

STUDY NOTE So, under ORS 90.765(2)(a), the landlord can reasonably believe that our hypothetical deceased tenant has left the home on the space with no intent to make any further claim to it. The landlord then can take Step One and give the 45-day notice.

Who gets the notice and what must it say?

ORS 90.675(3) & (4) provide that the notice be addressed to the deceased tenant at the address on file with the landlord. The landlord must also send the notice to known relatives of a deceased tenant, to any lien holder, to the County Assessor, and to the County Tax Collector.

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 90.675(5) specifies that the notice state that the manufactured home is considered abandoned and that the tenant or any lien holder must contact the landlord by a specific date (at least 45 days after delivery of the notice) and arrange for removal of the home. It also states that the landlord may require payment of storage charges, which ordinarily is the amount of space rent due.

What happens after the 45 days elapse?

This is Step Two of the process, where the landlord has to make a choice of whether to "dispose" of the home or advertise it for sale to the highest bidder.

ORS 90.675(1)(b) provides: "Dispose of the [manufactured home] means that, if reasonably appropriate, the landlord may throw away the property or may give it without consideration to a nonprofit organization or to a person unrelated to the landlord. The landlord may not retain the property for personal use or benefit."

STUDY NOTE Enterprising landlords around the state have been taking advantage of the language that says the home may be given to a person unrelated to the landlord. After all, the objective of every park is to collect space rent, and in our hypothetical case, no space rent has been forthcoming from the time of death throughout the notice period. So, the landlord is wise to contact existing tenants who regularly pay their space rent and determine if they have any relatives who would like to have the abandoned home. This "gift" often is contingent upon the relative starting space rent payments immediately and making any necessary repairs to the home so that it will be a source of income to the park for the foreseeable future.

What if the home has substantial value?

If the home has substantial value, the landlord can advertise it for sale, but not profit from the sale.

ORS 90.675(13) provides:

"(13)(a) The landlord may deduct from the proceeds of the sale:

(A) The reasonable or actual cost of notice, storage and sale; and

(B) Unpaid rent.

(b) After deducting the amounts listed in paragraph (a) of this subsection, the landlord shall remit the remaining proceeds, if any, to the county tax collector to the extent of any unpaid property taxes and assessments owed on the dwelling or home.

(c) After deducting the amounts listed in paragraphs (a) and (b) of this subsection, if applicable, the landlord shall remit the remaining proceeds, if any, to any lien holder to the extent of any unpaid balance owed on the lien on the personal property.

(d) After deducting the amounts listed in paragraphs (a), (b) and (c) of this subsection, if applicable, the landlord shall remit to the tenant the remaining proceeds, if any, together with an itemized accounting.

(e) If the tenant cannot after due diligence be found, the landlord shall deposit the remaining proceeds with the county treasurer of the county in which the sale occurred. If not claimed within three years, the deposited proceeds revert to the general fund of the county and are available for general purposes."

STUDY NOTE The next time you know of an abandoned home in your park, talk to the landlord about giving it away to some deserving person who would make a good tenant.

Members Elect Directors at Annual Meeting Honor Terry Smith for Service

Gary Walters, MH/OSTA vice-president, conducted the election of board directors at the annual meeting on October 20. Unanimously re-elected were John VanLandingham, Andree Tremoulet, Matthew Johnson, and Jane Capron to two-year terms and Chelsea Catto and Judy Morton to one-year terms. Continuing directors, whose terms have not expired, are Gary Walters and Rita Loberger. Article 4.4 of the bylaws state that "each year the terms of one-half of the directors shall expire. Directors shall be elected annually by the members to fill vacancies caused by staggered terms....Directors may serve successive terms." Article 7.1 states, "The Board at its first meeting following its election each year shall elect from among its members a President, Vice President, Secretary and Treasurer." This election will be at the board meeting on November 28 and results will be posted on the blog.

Terry Smith received a plaque of appreciation for his five years of service as president of the organization.

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she is involved with six parks statewide. Fountain is President of the Vida Lea Community Cooperative Board of Directors. The residents of Vida Lea, which is located about 20 miles east of Springfield on highway 126, purchased their park in February of 2012. Vida Lea has 34 spaces and 13 RV spaces and is a 55+ park.

Fountain explained that it took about a year to finalize the purchase, with CASA providing legal and financial assistance to their cooperative. He provided examples of the successes and difficulties the cooperative encountered in the process of buying their own park. VanLandingham joined the discussion with Massa and Fountain, and explained that a consortium of Oregon banks, known as NOAH (Network of Affordable Housing) provides loan assistance to qualifying cooperatives. He also pointed out that resident-owned parks in New Hampshire (over 100 parks) have not had a single default to the lending institutions and have seen appreciation of individual homes at a rate comparable with site-built homes in the area

Helping Hands Cont, from Pg 5

than would be collected. In the last session she presented a bill, signed into law, that addresses physical and financial abuse of elderly, bringing safeguards into line with the child abuse laws and ensuring that the best people possible are taking care of vulnerable elders. The new law helps law enforcement get access to records to make sure family members aren't abusing their elderly relatives. She will work on expanding senior protections, noting that early health intervention is cost effective.

Terry McDonald, executive director of St. Vincent de Paul in Lane County, told of some of the many services his agency offers to low-income people. St Vincent has purchased and now manages three manufactured/mobile home parks in Oregon to provide affordable housing to families, one in Junction City, one in Eugene, and another in Bend. After buying the parks, some of the abandoned buildings had to be deconstructed and recycled. Some could be renovated. By purchasing some new manufactured houses in lots of 10 or more, St Vincent's was able to buy at reduced prices and thereby keep rents low. The same procedure could be used by groups of individuals needing to replace homes at a good price, perhaps from a state fund created for the purpose. There is a need to pool resources to preserve rural or abandoned mobile parks and make them habitable as affordable housing. St. Vincent de Paul has pooled resources for the Rural Housing Repair Program in the state, and they also recycle, sanitize, and give away temporary medical equipment as needed. He mentioned places besides Habitat ReStores that have supplies available, including Bring Recycling in Eugene and several places in Portland.

A Good Neighbor Story from Linn County

Verna Coleman from Twin Cedars of Lebanon reports that for over 12 years she has been collecting overripe fruit, especially bananas, that she gets from stores and from the local Gleaners, a group she belonged to in her younger days. She then gives the bananas and other fruit to people in her park to bake into banana bread and cakes or to use in smoothies. Verna also helps a wheelchair-bound neighbor age in place by grocery shopping for her. We welcome others to share how they, too, are good neighbors. We enjoyed meeting Verna at the annual meeting this year.

Thoughts on Aging ...Not Your Usual Christmas Present

by Gus Daum Being a frugal sort, gift giving has always been a trial for me. I dislike the thought of giving gifts that are of no value to the recipient, but I'm happy with the gift we have recently given.

We had a family meeting with our three adult children, a rare opportunity since one of them lives 1,500 miles away in Texas. I had participated in a four-week class on "End of Life Decisions" and wanted to share its meaning with the kids. The youngest is in her fifties, by the way. Since my wife and I are in our upper eighties, we have accepted that we will both be dying in the next five, ten, or twenty years.

The "Decisions" course brought out how frequently a death occurs in a family with no prior discussion with survivors. For those left behind, there is enough immediate stress on them without arrangements for funerals or celebrations, important papers, location and intended disposition of assets, decedent's wishes for care during final illness. Because we love them, we wanted to spare our "kids" that turmoil.



I have a family reputation for beginning any meeting with a formal agenda. Not to disappoint, I handed each of them a one-page document and announced, "Before we begin, your mom and I are in good health, but sometime in the future, we're going to die." The Texas son responded, "Duh, we kinda knew that, Dad." Enough to say this may be a serious subject, but it ain't gonna be a serious meeting, and it wasn't.

Between my agenda, which everyone ignored, and the general sharing, they now know and have agreed with our wishes concerning: organ donation, resuscitate or do not, burial versus cremation, funeral or Celebration of Life, location of each element of our assets and current estimated value (fifty-two dollars), location of lawyer, bank, and others responsible for other assets. Also, they know where we store this collection of documents.

We have some further preparations to offer them. We have no detailed plan for such things as preferred locations for funeral/celebration, desired music and readings, mortuary/crematory, immediately after death or a joint celebration at a future time, pictures we wish displayed. Those actions are part of our resolutions to complete *before* the New Year.

A friend has suggested that we should each write our own obituary. As he said, "There's some things I don't want someone else saying in my obit." I think I'll work on that first thing.

Locks of Love



by Jacqueline Capron-Allcott In the fall or winter of 2011, I decided I wanted to donate my hair to Locks of Love, a non-profit organization that provides hairpieces to disadvantaged children. I had known about Locks of Love for a few years, but my decision was final when I read a book about a girl who met a little boy with cancer and decided to grow out her hair. So I did too. It took lots of patience and time, not to mention the fact that I had to wait until after my dance recital. But on May 21, 2012, (my birthday and fourth grade graduation), I finally went to get my hair cut. Since it was my 10th birthday, my mom decided to donate 10 dollars to Locks of Love when we mailed in my ponytail. I was thrilled with my new haircut. Even though I miss having long hair, I can always remind myself it was all for a good cause and that a special little kid is wearing my hair. That's why I recommend it for all of you.



Kids' Space

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

Too Many Questions, Not Enough Answers

Q: Why do I have to pay the same water bill as a double-wide mobile home with five people living in it? I have a single wide and I live alone.

Because the law permits a park to divide the water bill up by the number of spaces, without considering other factors. I believe the method must be set out in your rental agreement. I didn't say it's fair, just the law. ORS 90.534(2)(b) & (c)(A).

Q: My park manager insists that her park rules are to be observed even when they are in direct conflict with the Chapter 90 statutes, can they do that?

Only if you let them! If there is a conflict, the statutes control. ORS 90.245 (1)(a). See also ORS 90.135.

The park manager does not allow us to post notices on tenants' doors with information regarding our tenants' association. She says if the park is posted "No soliciting" that includes the tenants' placing notices on the tenants doors. Is she right?

No. The statute prohibits the park from interfering with tenant association activities. ORS 90.285(2)(a). See also 90.528(3) & 90.750(3) & (4).

Q: My park manager was just recently replaced by a new one. The new park manager says "all previous agreements with management are null and void." Can you help me clear this up?

Any agreement with the previous owner/manager is probably both an enforceable modification of your rental agreement and a waiver of the park's right to enforce a specific rule or provision. The current owner/manager is stuck with previous agreements. For example, the previous owner allowed you to have a shed in your side yard even though the rules or the rental agreement prohibits it. That is now part of your rental agreement and cannot not unilaterally be

changed. ORS 90.510(4) If the park accepts rent for three months knowing of this variation, it is also a waiver. ORS 90.412.

Q: I recently bought my house and moved to this park. The manager presented me with a rental agreement to sign and another document that stated I must replace the skirting on my house and repaint. I don't have the money right now to replace the skirting or to paint the house. Is this document legal and binding?

Maybe. The manager is required to give you that information at the time you received the application to live there and before you signed anything. If that was done, then yes, it is probably legal. You may be entitled to additional time to complete the work. ORS 90.680(5). See also 90.514, 90.516, 90.518 & ORS 90.632.

Q: My park manager says I need to have her name on my home owner's insurance policy. Do I?

Yes, but only when and if you enter into a pet agreement. "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." ORS 90.530(2)(b). There are no other provisions in the Oregon Residential Landlord Tenant Act allowing a park to require this under any other circumstances.

Q: If I need or want a caregiver to live with me in my house, why would the manager do a background check? Isn't that my business, not the manager's?

A park might want to conduct a background check of a caregiver for the same reasons they do that with tenants. If the person just works in your home as a caregiver, I believe the law clearly says the park has no say whatsoever. The answer may be different if the caregiver lives there AND there is a provision in your rental agreement

or a rule or regulation specifically requiring such a check for caregivers. The law is unclear on this.



Q: The little kids across the street throw rocks at my house, call me names, and on Fourth of July pointed their cap guns (at least I think they were cap guns) at me and said, "Bang-Bang you're dead." Their big brother revs his motorcycle for 15-20 minutes putting out smelly exhaust fumes. This happens maybe three afternoons a week. The manager talked to them once, but nothing changed. What can I do?

Write a letter (always put requests to owners/managers in writing--email is not "in writing") and request the manager to take care of this. Remind the manager that disturbing the quiet enjoyment of their neighbors violates a tenant's obligations. If that doesn't work, send the letter to the owner. Call the police. Move.

Q: My neighbor keeps letting her dog poop in my yard and the manager won't do anything because she's never seen it happen. Can I shoot him (I mean the dog, of course)?

(Of course.) No. Remember, it's not the dog's fault. See the answer above.

Q: The landlord told me to cut down a big rotting tree in my space, but when I did, it fell on a neighbor's house and caved in her roof. Am I responsible for the expense of the repairs?

If you cut down a tree, whether it is yours or your responsibility to take care of the tree, and it falls on someone else's property and damages it, unless you are working for someone else, you are probably responsible for the damage you caused.

Please remember, this is not legal advice. These are hypothetical question and general, hypothetical answers that may vary depending on other factors not discussed here. If you have problems or legal questions, please discuss the particular circumstances with your attorney

News from Southern Oregon **from Gary Walters**

Things have been moving pretty fast at this end of the state. The pilot project for "Helping Hands" has been a success so far. We got a home painted for a gentleman in my park, Myra Lynne in Medford, and did some repairs on another home in Western Carriage MHP near Jacksonville for a 94-year-old lady who needed some work on her shed and front deck. I wish everyone could see the gratitude on these people. It sure warms your heart. Our chapter in Myra Lynne has put up \$300 to buy coats for the children who live here in the park. People are still struggling in this economy and need a helping hand once in a while.

I am very proud of the Western Star chapter in Roseburg for what they did for a gentleman there this summer, before the Helping Hands pilot project was started. That report follows. I wish all the people in Oregon could have a copy of the OSTA Review so they could know what OSTA does for the people who live in manufactured home parks.

Neighbors Work to Upgrade a Friend's Home

from Bonnie Kyrros, President Western Star Chapter 2050

Since July, Dora Goddard, vice president of OSTA chapter 2050 located in Western Star mobile Estates in Roseburg, Carol Heartley, treasurer, and I have worked on getting a senior tenant's mobile home in good living condition.

Dora used a lot of her personal money to buy some supplies, and I got some things donated by local merchants. The whole mobile home was in need of repair. It was not in a healthful or

safe condition. We repainted the outside of the home and

put on new skirting. Inside, the rugs had to be torn up, some wood floor replaced, and floor tile put down. Some damaged paneling had to be removed from the walls and replaced and the walls painted. We cleaned the entire home and got a refrigerator, couch and bed donated. The roof leaked so bad that there was black mold in the bedroom. We repaired the roof and did many other things. A few neighbors saw the work we were doing and came to help at times. The senior so appreciates what was done. He is on low income and could not afford to pay to have all that done. This is an example of OSTA working to help others in their community.

News from Lane County

E.J. Ross, president of Lee's Mobile Home Park OSTA Chapter, passed away on October 13. A member since 2006, E.J. was known for his gruff manner, for helping his neighbors, and for his kind heart, which failed him in the end. He will be greatly missed.

Gainsborough's "Dump" Makes Cents

from Earl Koenig

We have started a "penny dump" where we are encouraging people to dump their pennies and/or change into a big bottle in our clubhouse lobby. The proceeds will be split evenly between Howard Elementary School and Gainsborough's OSTA Chapter. In September we delivered a large load of school supplies to Howard, our adopted school. They were very appreciative.

Falcon Wood Hosts District Directors at November Meeting

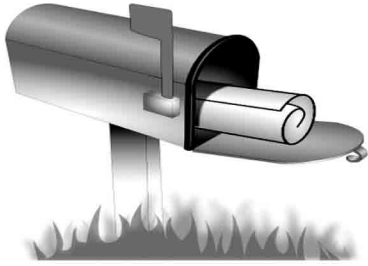
Jane Capron and Charlie Ricker, Lane District Directors, spoke at a combined homeowners' association/OSTA chapter meeting in November. With the cooperation of audience members, the directors presented a series of situations that might occur in parks and suggested ways to deal with them. Further situations and answers can be found in this issue in Matthew Johnson's "Legal-Ease" column. Jane reminded members that comments to the OSTA blog are always welcome. They should be sent to her or to Judy Morton (see directory on p. 2) via email for posting. The blog belongs to the members, who are encouraged to post news of their chapters there.

Briarwood Buys Generator for Clubhouse from Katherine Barnes

The great news about our emergency planning is our generator is here and it's paid for! All of the proceeds from our bazaar put us over the top. The block captains will get together to learn how to use it. We are prepared!!

OSTA volunteers working with Donna, our Manager, are now visiting each new neighbor to welcome them to our neighborhood. We also give them a Goodie Bag containing not only coupons from our neighborhood businesses, but also an OSTA Review!

Charlie Ricker, a Lane District Director, visited one of our recent potlucks, told us about OSTA, and led us in a game that was a lot of fun. Our folks enjoyed having him and hope he'll come again.



NOTES IN OUR MAILBOX

Monthly "To Do" List from Dave Patrick, Gainsborough HOA President

Think About What If? Am I prepared? Then do one of the following each month to stay prepared!

- Shake, Rattle and Roll your Fire Extinguishers
- Review your Emergency Yellow Data Card
- Update your Medicine List
- Check your Fire Alarms/Batteries
- Review Emergency Phone Contacts List
- Review your Fire Evacuation Plan
- Check Flashlights and Batteries
- Rotate Emergency Bottled Water Supply
- Review Emergency Evacuation Plan
- Check Your Emergency Radio/Batteries
- Review Location of Emergency Utilities Shutoffs
- Review/Recycle Three Days Food Supply

(Jim Harless at Salem Greene sent the following message with a check: "Please accept this donation from the Salem Greene Homeowners Association, Salem, Oregon, in the amount of \$50.00. It was voted by our membership at this month's (October) General Meeting to forward this amount to you for ongoing expenses. We appreciate what you do to support the manufactured housing owners in the State of Oregon. James L. Harless, Treasurer"

(And we say, "Thank you!")

Phyllis Westling from Sunnyside MHP in Salem writes that she's been a member of OSTA for 19 years.

(We really, really appreciate our members who have been so loyal for so many years. We couldn't exist without people like you, Phyllis. Thank you for renewing yet again!)

Janice Farnsley from Oceanview MHP in Brookings was offended by our "filler" item on homeopathic drugs in the last issue. She writes: "First of all "homeopathics" are not DRUGS! And secondly they DO work; and are helpful. Check your facts before you print something like this. As soon as I get a chance, I'm going to research the James Randi Educational Foundation and see how qualified their staff is to make such detrimental accusations about something that has been proven to help so many people. And shame on you for printing this."

(We apologize for being offensive. Our source was the University of California Berkeley's Wellness Letter of February, 2006, available on-line.)

Donna Maddox, a new member from Rogue River, wrote requesting copies of our brochure to place by the mailboxes for information for her neighbors. They're in the mail, Donna and thank you for your support!

Incorporating a Park Purchase Committee from the Board of Directors, Gainsborough Park HOA

Home owners in Gainsborough believe that it is best to be prepared should the owners of the park decided to sell. At Gainsborough we have a great relationship with the owners and Jeannie, our park manager. But things can change in time, so we have the Gainsborough Purchase Corporation. Gainsborough's owners are obligated to notify our tenant association about a possible sale. In order to cover operating costs, we ask each household to pay \$ 5.00 per year into the corporation. This donation allows the corporation to build a limited money fund to get organized and determine what action the home owners would like to take, if the need arises. The corporation must pay the state \$ 50.00 each year to register the corporation with the state. Incorporation gives the home owners peace of mind because we have a basic plan that will at least get us started in the protection of our investment in our homes.

Silent Auction Results:

Thank you to Pat Negus and Carla Campbell from SongBrook for running the silent auction at the annual meeting. Thank you to all who bid on items and baskets. OSTA made \$414.50 due to your generosity.

Next Chapter Reports Due February 10

Share your park news to let all the members know what you are doing to support our cause and each other.



When You Can No Longer Age in Place...

The Long-Term Care Ombudsman Program Watches Out for You

Last year trained volunteers visited residents of the over 2000 licensed long-term facilities in Oregon to make sure residents rights are being met. The 1987 federal Nursing Home Reform Act gives nursing home residents legal protections and a list of rights. These include the right to be involved in making decisions, to communicate with whomever they choose, the right to privacy, dignity, respect, and information, the right to hold meetings, have a safe environment, to be free from abuse and restraints, and to be involved in making decisions about their care.

To make certain needs are being met, the state trains and certifies volunteers for the Long-Term Care ombudsman oversight program. They make unannounced visits to their assigned facilities to identify, investigate, and resolve complaints residents might have, whether they're living in adult foster care homes or a large assisted living facility. Ombudsmen report any suspected abuse, which might range from excessive noise to boring food.

In 2010-11 the top complaints in descending order, included involuntary transfer, poor quality of food, problems with administering meds, neglect, call lights not being answered, care planning, poor staff attitudes, condition of the building, falls and other injuries, and having their symptoms ignored. The volunteers tried to solve these problems and others, such as concerns about VA, Social

Security and long-term care insurance, problems with Medicaid, aid with guardianships, and the residents' right to make their own choices. In 2011 Oregon Ombudsmen reported 411 complaints of suspected abuse to adult protective services.

After being trained, volunteers commit to spend at least 16 hours per month on their jobs. They are dependable and reliable adults who have strong observation, communication and problem-solving skills and visit their assigned nursing homes, residential care facilities and assisted living facilities every one to two weeks and their assigned adult care homes every two to four weeks.

Anyone who is interested in joining the program can contact the Office of the Long-Term Care Ombudsman www.oregon.gov/LTCO

1-800-522-2602

3855 Wolverine NE Suite 6 Salem, OR 97305

(Ed.'s Note: Because their work is confidential, we can't tell you who reported this information, but we know that she is a caring person who currently lives in a Lane County manufactured home park and is a loyal MH/OSTA member as well as an Ombudsman).



Habitat ReStores Offer Remodeling Supplies

If you need supplies for remodeling your home, perhaps to make it better for aging in place, a Habitat for Humanity ReStore may have just what you need at half the price of regular stores. Some of the items are used, many are new. There are ReStores in the following Oregon towns:

Albany, Bay City, Beaverton, Bend, Canby, Corvallis, Eugene, Florence, Forest Grove, Klamath Falls, LaGrande, LaPine, Lebanon, Madras, McMinnville, Medford, Mount Angel, Newberg, Newport, North Bend, Portland, Prineville, Redmond, Salem, Sisters, and The Dalles.



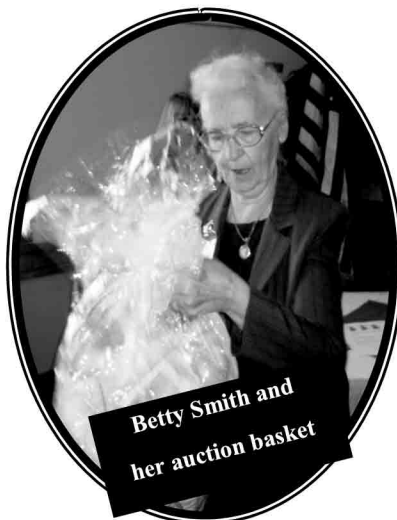
Bits and Pieces from the Editor

Turning a bathtub into a shower:

At a resource fair sponsored by Senior Providers Information Network of Lane County (SPIN), I met Jim Byrd, owner/operator of the Accessible Bath Company (www.bathtubaccess.com). He showed a tub he'd converted to a shower. Once the side of the tub is cut, that's the end of using it for a bath, but the resulting shower would be easy to get into, and the cost was way more reasonable than the convertible tubs we see advertised in magazines. Jim charges \$695 to remodel a fiberglass tub. In the Salem and Portland areas call Don Trautman at 503-919-0063 for this work.



Bandana Shrestha and Andree Tremoulet



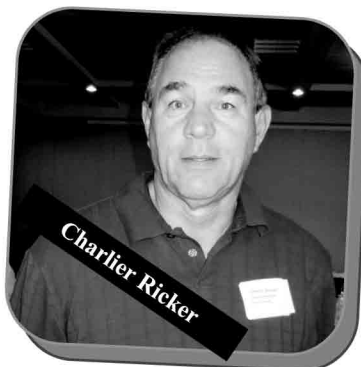
Betty Smith and
her auction basket



Lori Groves and
John VanLandingham



Carene Davis-Stitt



Charlier Ricker



Katherine Barnes

Smiling faces at MH/OSTA annual meeting



Rita Loberger, Gary
and Ginger Walters



Myrna Martinez



Dan Fountain, Vida Lea
Julie Masa, CASA of OR



MH/OSTA
PO BOX 701
SPRINGFIELD, OR 97477

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PERMIT NO. 268

We are your neighbors.

MH/OSTA Vision

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

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

MH/OSTA Mission

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

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

*We are stronger together
than we are alone.*



MH/OSTA MEMBERSHIP APPLICATION

If a friend or neighbor gave you this copy of

THE
osta **REVIEW**

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

Join your neighbors today!



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

☐

NEW MEMBER

☐

RENEWAL

☐

ASSOCIATE MEMBER

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

LAST NAME

FIRST NAME

NAME OF SECOND RESIDENT IN HOUSEHOLD

NAME OF MANUFACTURED HOME PARK

ADDRESS

SPACE NUMBER

CITY / STATE / ZIP

HOME PHONE WITH AREA CODE

CELL PHONE WITH AREA CODE

EMAIL ADDRESS.

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

(OPTIONAL)
Referred by:

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

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