



THE **osta** REVIEW

VOLUNTEER SPOTLIGHT

Robin Johnson



Robin is writing grant applications for "Helping Hands" funds along with MH/OSTA board member

Andree Tremoulet.

A former housing planner, book store owner, and culinary arts professor, Robin did the staff work for the Eugene Planning Commission in the late 1980s when it researched and adopted the first MH park conversion ordinance. She then served as the housing counselor for residents displaced by closure. She served on several boards including the board of St. Vincent de Paul of Lane County. Andree has said that Robin really cares about advancing "affordable housing, planning, and non-profit organizations that do good work like ours."

After Robin's husband, Jim Johnson, retired as city manager in Eugene, they moved to Portland, where they now live. She intends to continue working for us to gain foundation grants.

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Opportunity to Purchase Bill Now Dead; Coalition Bill Still Alive and Kicking

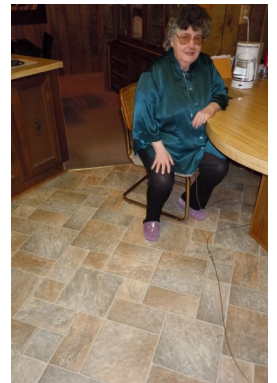
After so much work by many people, HB 3007, the Opportunity to Purchase bill, is dead. It could come alive again in the 2014 session, but it will be in a new form, hopefully as something we can support and urge to be passed into law.

HB 3482, the Coalition bill, passed the House in late April on a 60-0 vote. John Van Landingham explains that the bill addresses three issues: making landlords have the duty to maintain large dangerous trees on residents' spaces, the due date of utility charges, and an exemption from MLO licensing requirements for park landlords who finance no more than five manufactured homes for occupancy in their parks in a 12-month period or 12 total at any one time. The bill is expected to pass in the Senate but needs to be amended. That means it will have to go back to the House after adoption in the Senate. Van Landingham says that the only real risk to the bill is a shortage of time since the session should end in a couple of weeks.

He and Rep. Nancy Nathanson, the proponents of Opportunity to Purchase, and the opponents agreed to form a work group to negotiate a compromise bill for the 2014 legislative session. Watch the blog for updates until the September issue of *The Review*. We should also have updates at the annual state meeting, the time of which will be announced in that issue. One thing is certain; all of us who live in parks are going to have to contact our legislators to urge their support for Opportunity to Purchase.

A Helping Hand

OSTA gave a Helping Hand to Phyllis Fields at Briarwood MHP in Eugene last month. Both her kitchen and bathroom linoleum had cracked, causing her to trip and fear falling, and she needed to replace her 35-year-old toilet. Helping Hands money is available through June 30. Check *blogging with mh-osta* to learn if additional funds will be available next quarter.



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California Resident-Owned MH Parks Offer Benefits of Affordable Housing

According to a recent issue of *The Californian*, the equivalent of our OSTA Review, there are over 200 resident-owned parks in California. The author, Ron Javor, a former director for California's Housing and Community Development, points out that residents no longer face being threatened by forced subdivision or exorbitant rent raises.

As in Oregon, park owners must notify park resident organizations about selling the park if the residents' park purchase committee has sent its yearly notice stating interest in purchasing the park. Javor recommends sending two letters each year, the first stating "the association's right to be told by the park owner when the park is to be put up for sale..." and the second that it understands what is involved in owning" a manufactured home park. The letters need to contain accurate statements and do not give the residents' the right of first refusal in purchasing. California statutes allow a park owner to circumvent a residents' committee by arranging a private sale or an inheritance transfer of ownership, much as in Oregon.

Javor adds a note of caution, applicable to us as well: "The actual process of the residents' purchase of their park is a very serious and sometimes complex effort. It is not advisable for residents to attempt this process on their own. To avoid possible problems, hire a professional consultant and/or an experienced attorney to assist your association in these efforts."

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From The President...*Gary Walters*

Hi, Everyone,

Summer is almost here, and you know what that means—**Gardening!** In my park, Myra Lynne, the big planter donated by our landlord, is now blooming with flowers thanks to residents Gary and Sharon McCoy. Some of you farther north don't have early summer like we do here in Medford, but your flowers will bloom in time, so be patient.

This issue of *The Review* should be in your mailboxes June 1, which is a big day for my wife, Ginger, and me. It's our 56th anniversary! We were high school sweethearts, and I have to say we are still sweethearts.

As you may remember, I want you all to get to know the state board members. This time we're presenting information about Rita Loberger, our state vice-president, and Andree' Tremoulet, our grant writer.

Rita has lived at El Dorado MHP in Tigard with her husband, Frank, for 16 years and was the HOA president for two terms. She has been an OSTA member since 2007 and is an active participant in the coalition. In both 2011 and 2013 she attended the nationwide conventions, the first in Salt Lake City and the second in Washington D.C. She collects all the calls to our 800 message phone line.



Rita Loberger (left) and Andree' Tremoulet

Rita and Frank have been married 48 years and have four children and 12 grandchildren. Besides OSTA, she is active in her Beta Sigma Phi sorority, takes the minutes for the Citizens' Participation Organization (CPO) meetings in her area, and sews and does alterations and repairs for her neighbors. She says, "Life continues to be a place of learning for me." To see and hear Rita in action go to our blog, *blogging with mh-osta*, and view the video she has made for us.

After a professional career in planning and community development, Andree' got a PhD in urban studies at Portland State University in 2010, and because her dissertation research was on the manufactured home park closures that occurred in Oregon from 2001 through 2007, she became involved with MH/OSTA. "I met

so many wonderful people and saw some wonderful communities (rich in fun and spirit and pride) while doing the research, that I felt like I wanted to give back and add whatever I could to what folks were already doing to support this housing and lifestyle choice."

Andree' and her husband, Chris Cross, moved to Portland 16 years ago from the East Coast. Her family has deep roots in Louisiana, and she grew up in Jacksonville, Florida, and went to college in North Carolina in the 1960s and 70s. While the South influenced her greatly ("I can fix a decent Jambalaya and shrimp Arnaud"), both she and Chris love Oregon and like sharing it with visitors.

Besides planning and writing grants for OSTA, she does research on affordable housing and community development issues at the Center for Urban Studies at PSU, teaches in the School of Urban Studies and Planning there, and has a consulting firm, Commonworks Consulting, through which she provides research, facilitation and program development assistance to nonprofits and local governments.

I'm pretty impressed with our board members, and I want to tell you they all are working hard for you! That's all for this time.

Gary



Legislators Help Seniors and Disabled Keep Their Homes; Increase MH Property Tax Exemption to \$16,500

The Oregon Legislature has passed the Senior and Disabled Property Tax Deferral bill, which allows vulnerable homeowners to postpone payment on their property taxes until they sell their home, move, or pass away. In 2011, seniors in the program were disqualified from any further tax deferral in an effort to keep the program solvent. Now seniors and disabled homeowners with reverse mortgages can re-enter the tax deferral program.

A bill passed in 2010 exempting owners of manufactured homes assessed at \$15,000 or less from having to pay property taxes has been updated by the 2013 Legislature to include homes assessed at \$16,500. The counties involved are Multnomah, Clackamas, Washington, and Lane. The original bill was sponsored by Rep. Val Hoyle of Eugene, who found that 94% of Lane County residents in manufactured homes valued at less than \$15,000 were behind on property taxes. The tax assessor found that it cost the counties more to try to collect the taxes than the amount they collect.

Southern Oregon News

Sunset View MHP Hosts District Meeting

from Jan Henault, Deputy District Director

June 1 is the OSTA district meeting at Ocean View Estates with Darryn Balance from Cal-Ore Life Flight as the speaker. June 22 is the Sunset View park-wide yard sale. July 4 means enjoying the great fireworks show at the Port of Brookings-Harbor sponsored by the veterans groups of Brookings and Curry County. And, sometime before the summer is over, the board will organize a Sunset View picnic in our park.

Duct-sealing Rebate Program: Coos-Curry Electric Co-op has an established rebate program for duct sealing. The Sunset View Board of Directors organized a recent presentation for park homeowners at the Benham Lane Fire Hall. Rod Street of ES Contracting gave the power point slide show which demonstrated how and why duct sealing in manufactured homes is important. Furnace and heat-pump efficiency can be increased by 20% to 40%, once the process is complete. Over 25 homeowners came to the presentation and many signed up for the no-cost-to-them program. ES Contracting receives the rebate directly from Coos-Curry Electric once the service is done. It's recommended that others who own manufactured homes look into this pro-

We welcome **Frontier Mobile Estates in Grants Pass**, our newest chapter.

Western Carriage Estates MHP from Bruce McLaren

The park will have its annual yard sale on Friday and Saturday, June 28 and 29. Their social director, Char Houlihan, will supervise the bake sale, which last year netted \$250.

Marion/Polk Counties News

Silverton Mobile Estates from Kay Strobel

Management has poured new sidewalks at the clubhouse and added new yard lights by the parking lot. Residents have donated plants and flowers for the sidewalk garden. We're planning an ice cream social on July 4, the annual park wide yard sale the last weekend in July, and a picnic on Labor Day, when management supplies the meat and ice cream.



News from the North Shadow Brook MHP in Clackamas

The Clackamas Review newspaper ran an article on May 2 summarizing the problems with the giant sink-hole and continuing concerns in the park. To read the article, go to *blogging with mh-osta*.

Helping Hands

Building a Wheelchair Ramp

from Gary Walters

[President's Note: I personally would like to see every chapter have a couple men who would donate their time and skills to help their neighbors. You may never know when you will need a helping hand. In my park, Myra Lynne, our Gift of Giving Team, consisting of Gary McCoy, Randy Norris, and myself, offers help to our neighbors on a regular basis with no charge for labor. I challenge other parks to set up Gift of Giving Teams to help their neighbors. Please let us know if you do.]

Under structure for the ramp: Building codes require a one foot drop every 10 feet (for example, if your deck is 30 inches high, you would need a 20-ft. ramp). I use 2x6 lumber. For stringers for a 4-ft. wide ramp, you would need three sets of stringers 20 feet long. I use 2x4s for cross bracing every four feet. Also the stringers need to be supported every 4 feet from underneath.

Hand rails should be 36 inches high. If you use balusters, they can be no more than four inches apart on the rails, or you can do like we do and run a 2x4 between the rail and the ramp and avoid the rather expensive balusters.

The ramp floor: We use $\frac{3}{4}$ inch shop-grade plywood for the ramp floor. Either paint the floor or use rolled roofing to prevent anyone's slipping. You also need to put 2x2s on each side of the ramp so a wheelchair can't slip off the side.

Costs: A typical 16-ft. ramp will cost about \$250-\$300 to build if you can find a supplier who will give a discount and you don't use balusters. If you're lucky and tell a lumber company you're doing a Helping Hand project, you're very likely to get a discount. If you have to pay a contractor to do the work, the cost will be three to four times the price of materials.

Aging in Place

Stepping Out — Hints to Help You Stay on Your Feet

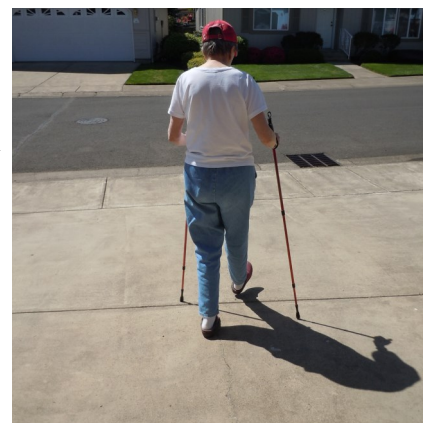
Try not to shuffle. Instead walk heel down first and then roll to the ball of your foot.

When getting out of a car or off a stool, swivel on your bottom and place both feet on the pavement or floor before trying to stand up.

Hang on to railings when going up and down stairs, especially if you wear bifocals or trifocals. They will also distort your vision if you look around on your daily walk. If you can see without them, it might be safer to leave your glasses at home.

When you step off a curb, remember you'll be putting weight on one leg, so try to find something to hold onto.

If you aren't ready for a cane but have trouble with balance, consider buying some walking sticks, called "trekkers," popular with hikers and climbers. Not only will they steady you, they'll give your upper arms a little exercise, your back will remain straight, and you'll look real sporty.



Watch Out for Scams

At the Lane District Meeting this Spring, John Rutledge, president of Summer Oaks MH-OSTA chapter and a retired police officer, warned of scams that are frequently aimed at senior citizens, who thieves know were trained as children to be trusting and polite. His advice:

Your Home—Organize a neighborhood Watch program. This included relying on each other, yelling for help when threatened, and even making a citizen's arrest. Leave lights on, especially in your back yards. Mark your personal property with serial numbers (the police volunteers will help with this) and put lists with a reliable person.

Your Car—It's legal to take your address off your car registration. If you use GPS and a thief steals your car, he (or she) can hit "home" on the GPS and be led right to your house. Don't leave remote garage openers in your car, especially when you're at a football game or at church or somewhere where thieves know how long you'll be gone. Those remotes can open more than one garage. Check with your police department if you'd like to buy a club for your steering wheel to keep the car immobile. They cost about \$12.

Your telephone—Once you're charged for a long distance call, you need to pay it, even if it's from Nigeria. The Nigeria fraud has been around since the early 1900s. Don't believe calls from your "grandson" about being in trouble. He may be, but call his parents to find out if he's really in London or wherever the sobbing caller says he is. Remember that free medical offers are never "free." Never pay for anything that's free and don't give a caller your SSN unless you call them!

Your computer—Don't click on email links or pop-ups. Look out for computer icons that suddenly appearing offering clean out malware. Don't ever give out ID numbers. Scammers buy and sell them.

Your credit cards—If you allow anyone to go off with your credit card (like a restaurant server) you might have the numbers stolen. New credit cards have chips that scammers can photograph, even when the card is in a wallet in your pocket. AAA has cases for cards that will prevent this scam.

Rutledge further warned that there's a new scam every day, so be alert and a little less trusting.



Lane County residents
learn about scams



ORS 90.734



ORS 90.734 Verbatim

90.734 Manager or owner continuing education requirements. (1) At least one person for each manufactured dwelling park who has authority to manage the premises of the park shall, every two years, complete four hours of continuing education relating to the management of manufactured dwelling parks.

From Mike Whitty, Manager Training Instructor

ORS 90.740 Study Notes

This issue's Right²Know is a bit different from the usual "statute followed by comment" format because the topic does not present itself readily to the style I have been asked to use over the past year. In the Spring issue of the OSTA Review, for his column, Legal-Ease, Mathew Johnson wrote about a question and gave an answer that I quote below. In my opinion, the answer Matthew gave was neither accurate nor fair and demanded this response.

"Q: What gives the manager or landlord of a park the right to treat a resident with disrespect? Does the education that the State of Oregon provides through manager training provide proper procedure for communicating with residents?"

"Nothing. It seems everyone thinks they have the skills to "manage" a park. But, as we all know, everyone does not have the social, communication, mediation, and management skills required to successfully manage a park. Unfortunately, most park owners believe any idiot can manage a

park, too, and that's who they hire. Again, unfortunately, the mandated training of managers is usually focused on learning the laws (half of it has to be) and is often on how to successfully evict someone. Finally, please note, to get a certificate one need only attend the class, not pass it."

When you read something, you need to know a bit about the background and point of view of the writer so that you can properly understand what is being written. Matthew is a tenant advocate in court. The cases that come to him are most likely the worst examples of landlord behavior. Consequently, he deserves some forgiveness for his jaded answer, because he has not had the opportunity to see a fair sampling of park managers to be able to say: "... most park owners believe any idiot can manage a park, too, and that's who they hire." That statement means that more than half the 1100 parks in Oregon are managed by "idiots."

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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

I am the Director of the Oregon Park Managers Association, one of three authorized trainers to provide the continuing education mandated by the State. The law does not require that the State provide the continuing education classes. All of the trainers are private organizations that chose the specific content of the classes under general guidelines from the state, the primary one being that at least one-half the content be "... on one or more provisions of ORS chapter 90, ORS 105.105 to 105.168, fair housing law or other law relating to landlords and tenants" ORS 90.734(3) (c). ORS chapter 90 is the Residential Landlord and Tenant Act, ORS chapter 105 is the law pertaining to eviction. Matthew's answer emphasizes that "... how to evict someone" is often a topic of the classes."

A couple of comments about myself, so you can better evaluate what I have to say below. Like most of the readers here, I am a tenant in a manufactured home park. The park where I recently chose to make a substantial investment is Lak-eridge of Eugene, an extremely well-managed community. I made that choice after living 11 years as a tenant in another very nice park in Eugene, Summer Oaks. I really like where I live and liked the park where used to live because both parks are well-regulated and run according to law.

Beginning in 2006, I have taught my park managers continuing education class, as of this publication, 61 times in eleven different Oregon communities: Coos Bay, Albany, Salem, Portland, Pendleton, Ontario, Klamath Falls, Medford (White City), Bend, Roseburg and Eugene. I have trained the managers in about 400 parks. From all of those park managers I have encountered fewer than five that would fit into Matthew's "idiot" category, and two of those have since been terminated by the park owners.

As to Matthew's seeming quarrel with one of the central topics of my class, eviction, consider what remedies the landlord has when your neighbor allows their home to fall into disrepair or deterioration. What can the landlord do when your neighbor's space becomes a duplicate picture of the local used appliance store? How does the landlord stop the recurring loud parties down the street? What can the manager do about the teenager with a new driver's license who races his car

through the park, or the yappy dog over your back fence? The Oregon Residential Landlord/Tenant Act provides only the remedy of eviction. So, if you want to have the peaceful enjoyment of your home and space that the law provides, you darn well better hope your manager knows how to use a well-drafted notice of eviction because eviction is the one and only remedy a landlord is provided under the law.

In another part of last quarter's OSTA Review the bio of John VanLandingham, whom I consider a good friend, mentions that John worked for former State Rep. Nancie Fadely who "championed" legislation that established the right of tenants in a park to "only be evicted for a good reason." That simple statement is the reason I have absolutely no fear that I will ever be evicted from my home and lose my substantial investment. I just follow the park rules and the state laws that control tenant behavior.

Eviction is not some frequently abused tool regularly employed by park owners. In my classes, new managers often state their fear of beginning an eviction procedure and going to court. I ease that fear with two questions. My typical class has 20 managers and owners. I ask: "How many of you have ever done and eviction?" About half the hands go up. That tells me that in half of the 400 parks where I train the managers, no eviction case has been filed by the current manager. Many park owners in business for decades have never filed an eviction.

Then I ask: "How many of you have ever lost and eviction case?" Often no hands go up, and about half the time one hand goes up. That tells me that when the park files an eviction, it almost always wins, meaning the courts of this state think the landlord was not abusing this vital tool of eviction for controlling misbehavior in our neighborhoods. When that one person raises a hand I follow up with "Why did you lose?" The most common answer is a poorly drafted notice, or miscounting the days—procedural matters, not the substance of why the eviction case was filed.

(continued Page 9)



Do not be misled into thinking that park managers are a class of tyrants misusing the eviction procedure that was designed for our benefit. Here is my philosophy for park management from my most-recent 70-page text used in my classes. The text went to the publisher four days before the most recent OSTA Review appeared in my mail box, so my philosophy most certainly was not written for the purpose of republication here.

From my experience, I believe managers should do the following:

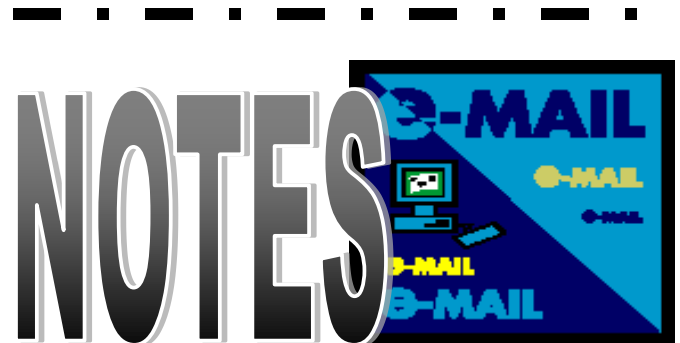
1. *Always smile, no matter how badly, or how angrily the person in front of you behaves.*
2. *Remember that the only reason for a park to exist is the collection of space rent.*
3. *Keep in mind that a nicer park commands a higher space rent than an ugly park.*
4. *While physical features are important, the park really is the make-up of the residents.*
5. *The interests of the park owner and the residents are joined at the hip.*
6. *Anticipate everything that can possibly go wrong and take care of it before it happens.*
7. *When the tough decision is presented, take your time, and be firm.*
8. **Communicate** with the tenants, by newsletter, bulletin board, whatever it takes. The best way to find out what is happening in your park is for a tenant to tell you. If you don't communicate with them, odds are they will not communicate with you.
9. **Document** everything that might possibly come back to visit you. Make a note and file it!
10. *Don't sweat the small stuff. Save your energy for important issues.*

Plato told us the best form of government is a benevolent dictatorship; he called it an Aristocracy. The other forms he spoke of included Oligarchy, run by a committee of the wealthy in control of the poor, Democracy, and the very worst, Tyranny run by a tyrant.

If you have to be a tyrant, a little Nero, to manage your park, you are not going to have a park that commands very high space rent. That

style of management results from very poor decisions as a Gatekeeper, letting the wrong people into the park and also letting them stay there when it is in the interest of the rest, and your peace of mind, that they go. Make good decisions about who will be tenants in your park, and then dictate to them benevolently.

So, for Matthew's "Nothing" response to the question about whether the State requires manager training on behavior and communicating with residents, technically, he is correct. In actuality, a great deal of training on management style, communication and mediation is happening in the required continuing education classes for park managers.



in Our E-Mail Box

Linda Barr from Western Star MHP in Reedsport writes: *Wow! I just read through the E-edition of the OSTA Review and it is great. The photos are much clearer than those in the printed edition. I no longer have to buy 3-ring binders to store the printed editions in. Wonderful! Thanks for putting out such a great product.*

[Ed.'s Note: This month only, ALL MEMBERS, with correct email addresses, will receive an email copy, in color!]

If you have not opted for email subscription, you will still receive your paper copy. If you do not receive your color copy, and you would like to see it, please let us know.

Judy Morton is updating the OSTA data base.

Your renewal notices are asking you if you'd be willing to receive *The OSTA Review* via email.

We are happy to continue sending you a paper copy if you prefer. If any of your contact information changes, please email mhoAssis-tant@gmail.com so she can make corrections.

Lane County News

Manufactured Home Title Transfer Charges Rise

from Lynne Keith Falcon Wood Village MHP

There are about 1,200 MH transfers per year in Lane County, and the transfer fee, paid when a home is sold, is said to cover only half of the county's costs. When the commissioners met to increase the fee, OSTA member Jim Seaberry from Falcon Wood Village went before them to complain that an increase from \$55 to \$70 would create a hardship for too many people. The commissioners told Jim that their goal is not to make any net revenue but simply recover costs and that in these fiscally difficult times, the new fee was fair. What's "fair" depends on who you ask, of course.

The OSTA chapter had its annual meeting in February and Carene Davis-Stitt, secretary, assumed the role of treasurer, combining the two positions, as allowed by the chapter bylaws.

In March Judy Greer, Carene, Josephine Pauly, and I attended the district meeting at Summer Oaks MHP. In April our OSTA chapter was welcomed at the Falcon Wood Village HOA where I reported on HB 3007, the Opportunity to Purchase bill. Since the legislative committee voted not to send the bill to the House floor, I reported on that unhappy fact in the May Falcon Flyer, our park newsletter.

Lee's MHP Elects New Officers

from Joan Stern, Chapter President

Joan Stern has been voted president to lead Lee's OSTA chapter. Serving with her are Dave Bidwell as vice-president, Nancy Burns, secretary, and Marita Ruiz, continuing as treasurer. For her first meeting in May, Joan wrote and delivered a short letter to all residents inviting them to the meeting and reports that attendance was good, maybe because of the drawings for gift cards. District Director Charlie Ricker, featured speaker, encouraged people to join OSTA, and the chapter made plans for the annual summer garage and bake sale.

[Ed.'s Note: Although one of the smaller and older parks in Eugene, Lee's is a shining example of a community where residents care for each other and take pride in the appearance of their homes and spaces. Joan was the first recipient in Lane County of a "Helping Hand" (two new windows). As part of her thank you to MH/OSTA, she speaks about the project at other parks in the county.]

Woodland Park Estates Shares Good Ideas

from Judy Morton, Chapter President

The idea of putting the MH/OSTA brochure on the blog came from the Woodland Park board. The brochure is available for anyone in the state who wants to copy it and hand out to potential members. Family parks might like a Student Service Learning Program. High school students have to do community service with a non-profit organization to receive a diploma. At Woodland Park we are looking for OSTA projects for the students, such as helping with the blog and are organizing our rules, creating application forms, advertising, etc. At the April meeting we served brunch as a fund raiser and were entertained by singer/guitarist and new OSTA member Warren Pritchard. We've planned a pet bake and supply sale for Woodland's Spring Fling this month, and chapter, secretary, Lorna Durkin is donating a quilt for a raffle for our table. We're planning a Membership Bash for July including performances of local talent. Paul Malecki, chapter vice-president, is now coordinating our Neighborhood Watch program.

(Continued Page 11)

Lane County News Cont.

Lakeridge Chapter Active

from Barbara Mitchell, President

Ten people from Lakeridge attended the Spring district meeting, the third highest number among the parks. I told about the new bylaws prepared for the Lakeridge chapter, and Tom Mitchell told about the Lakeridge Resident Relations Committee Policies and Procedures. Requests were made for copies of these documents and sent by e-mail. At the May Men's Club breakfast, Lakeridge board members answered questions and provided written information to residents about MH/OSTA and supplied applications and took renewals.

The OSTA board—Dick Clark, Anne Reynolds, and Larry Thompson and I—met to discuss program ideas that include increasing membership, studying state laws and the options to purchase parks, preparing a handout of activities and organizations in the park, and continuing a single sheet "All About MH/OSTA" for inclusion in the New Residents' Packet. We also plan to visit new park residents to inform them about OSTA.

Lane District Spring Meeting

Organized by District Director Charlie Ricker, the meeting included information from **Rep. Nancy Nathanson** on legislation and **John Rutledge, Summer Oaks**, on scams (see elsewhere in this issue). **Dave Patrick, Gainsborough HOA president**, reported on the park's preparedness booklet for disasters and emergencies. He said the Red Cross has free disaster pamphlets for the asking. Gainsborough has an active security patrol. **Pat Negus, president at SongBrook** invited everyone to come to the annual OSTA garage sale from 9-3 on June 14. **OSTA co-chair Katherine Barnes** announced that **Briarwood** bought a generator for emergencies with much of the money coming from the OSTA chapter.

NMHOA works for us all

Last month representatives from the National Manufactured Home Owners Association (NMHOA) and the Center for Community Change met in Chicago to request Equity LifeStyles Corporation to provide reasonable rents, long-term leases and better upkeep in ELS communities and to make a public statement in support of Social Security and Medicare, programs that seniors living in their parks depend upon.

Adopt-a-School Report Card

Gainsborough

Earl Koenig tells us that they presented a check for \$25 to Howard Elementary School in Eugene, the money coming from a "Penny Drop Drive" in the park. The school greatly appreciated the donation and said that Gainsborough homeowners are the only ones that contribute to their needs on a regular basis.

SongBrook

Virginia Iverson again took resident-donated food items to Malabon School in the Bethel area of Eugene for the children to take home during Spring break. Malabon is SongBrook's adopted school, and too many of the children must rely on getting breakfasts and lunches at school to avoid going hungry, so they really needed food donations during the two-week break. Residents also donated many rolls of toilet tissue, because some families must choose between spending their funds on toilet paper or food.

Miller Estates

from Terry Smith, chapter president

Miller Estates chapter of MH/OSTA raised \$720 in donations for the two kindergarten classes at Central Point Elementary school for the 2012 and 2013

school years. Louise LaFoya, a Miller Estate member responsible for the fund-raising success, also donated a beautiful handmade crib, built by Tim Mattern another resident. The two kindergarten classes, showing their appreciation for the much needed funding for school supplies and crib put together a poster with all their names and pictures for the residents of Miller Estates to see. It is adorable to look at.

We remind all of our OSTA family to continue supporting our schools. If your chapter hasn't yet adopted a school, it's never too late.



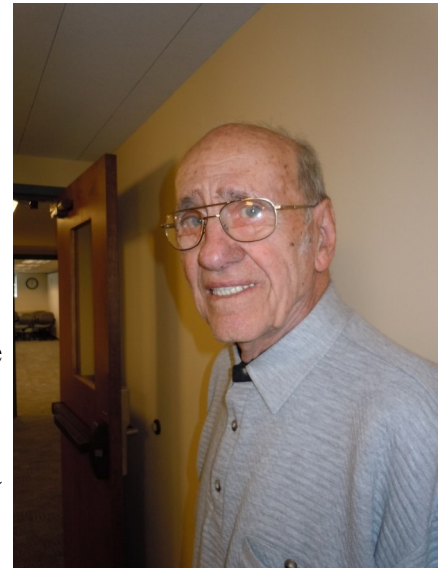
Louise LaFoya and doll crib built by Tim Mattern.

Thoughts on Aging

The Cost of Riding a Bike

by Gus Daum [

Well, did it again---fell, that is. This time my bike bucked me off and I toppled over on my hip pocket. Being male, I ignored it for about four hours instead of icing it at once as I should have. The swelling in the hip area grew and stiffened me up enough to call for a trip to emergency room at the nearby hospital. The med staff probed and pulled, twisting my leg in directions my hip didn't like, but pronounced "no breaks, just a dandy hematoma and as the swelling goes down, you're going to have a Technicolor backside. Stay off your bike and alternate icing and heat on that hematoma."



The important aspect of this, aside from loss of dignity, is that it was a needed wake-up call. I am the Family Caregiver for my wife who is more physically limited than I am and is dependent on my legs and arms to keep the house---and her--- going. Our children wisely scheduled a meeting with an in-home care organization next day, *for the next time Dad falls off his bike.*

We had been pretty smug at having done all the appropriate things concerning final arrangements: wills, powers of attorney, tax planning, etc. The forgotten step in our planning was, "What are you going to do when you can't take care of each other, or of yourself?"

The home health agency brought a list all the things they can do for us---at a cost of \$35.00 per hour. Or, if we choose blocks of three hours or more, it is *only \$20.00 per hour* for in-home help, cooking, light cleaning, shopping, etc. Our need in our early thinking is for morning shower assistance for her, breakfast, prepare lunch and dinner meals for later microwaving, laundry. Our two local daughters can and would do shopping and get her to church, medical visits and weekend care.

Three hours a day, five days a week, adds up to fifteen hours @ \$20 hourly, or \$300 per week doesn't fit easily into our budget; but is cheap when I compare it with the \$4,000 to \$5,000 monthly for any assisted living facility. Also, we want to stay home where we're comfortable.

There are certainly further options, including non-agency help at a lesser rate. We'll continue evaluating how to make it work, physically and cost-wise, when it becomes necessary

Meanwhile, I'm banned from further bike riding unless it's on a three wheeler.



Legal-Ease by Matthew Johnson, Attorney at Law

Iffy Answers to Iffy Questions

Q: I am trying to sell my manufactured home. I gave the park owner 30 day notice I was putting it up for sale. A potential buyer submitted a completed application and the screening fee two weeks ago. Neither I or the buyer have heard from the park. They want to start moving in, can they?

After you have given at least 10 day notice to the park and a potential buyer has submitted a completed application (this includes submitting any financial data, references and paying any screening fees) the landlord has seven days to accept or reject, in writing (in writing means on a piece of paper not by phone or even email) to the prospective tenant. If the landlord does not accept or reject the person in writing, the landlord waives any right to set or enforce any conditions for that person to become a tenant. In other words, if all the conditions above are met, and the park does not give a written acceptance or rejection within seven days, the prospective buyer is automatically approved to live in the park ORS 90.680(6) & (7).

P.S. "A Reminder, many rental agreements require a 30 day notice for selling your home. This is an unlawful and unenforceable provision ORS 90.245(1)(a). The statute says a landlord can only require 10 days ORS 90.680(4)(a)."

Q: This last election I put up an Obama sign. The park manager came by and told me he didn't like it and if I didn't take it down, he would. There is nothing in the rules about signs of any kind. Can he take my sign down?

No. If there is nothing in your rules about political signs then you can put up as many as you want for as long as you want. A park can have reasonable rules about the size of the signs and how long they can remain ORS 90.755(2). Remember, a park cannot establish any new rule without complying with ORS 90.610.

Q: The rules in my park require written permission for overnight guests for more than three consecutive nights and more than fourteen days a year. My grand-kids sometimes spend two or three weeks just during the summer, can the park prohibit me from having my grand-kids over?



Presumably, you read the rules and regulations before you even considered moving into the park. Despite having read the rules, you moved in anyway. These are the rules YOU agreed to. And, yes, they can enforce these rules, up to and including eviction (after notice and opportunity to cure, of course). Here are two possible approaches: 1) If you have already been "violating" this rule for a long time, you can continue and if it ever comes up, you can claim waiver (see ORS 90.412). You must be able to show that the manager (or a previous manager) knew you were violating the rule and did not enforce it. This can be tricky so don't try to rely on this without discussing it with your attorney. 2) Approach the manager and ask for written permission before you violate the rule. Offer to write the permission letter and they can just sign it. This has two advantages, less work for the manager (they like that) and you can write it in broad open-ended language. Explain, if asked, that it saves time and trouble not having to redo this every time it comes up.



Mediation Services – For a Healthy, Peaceful Community

from Anndy Wiselogle, East Metro Mediation

Mediation through dispute resolution programs is available in most Oregon counties with thirteen programs that provide no-cost mediation for people in manufactured home parks. The state agency Manufactured Community Resource Center gives grants to local programs that do community dispute resolution. That's how the programs can provide services free to you.

What is mediation?

If you haven't participated in mediation, you probably don't know what to expect. Here's an example. (All names have been changed to protect confidentiality.) Ruby had been in the park for several years, when young kids with surprisingly foul language were seen and, more importantly, were heard. Then there were three times when their doorbell rang but no one was at the door when Ruby got up to answer it. The fourth time she could see those same swearing kids running behind the house. The manager suggested to Ruby that she call the local mediation program, so she did.

The mediator was attentive to Ruby and let her tell what happened. Ruby wanted to get it worked out – this had always been a friendly neighborhood and she didn't want that to change. Ruby agreed that the mediator could call the neighbor parents and set up a mediation meeting the next week.

So they met at the mediation office: Ruby, neighbor Teresa, and a pair of mediators who facilitated the conversation. After some opening remarks, Ruby gave her perspective of being offended by the foul language, and bothered by getting up to answer the doorbell. She knew it was a child's prank, but once was enough.

The mediators acknowledged Ruby, and then Teresa gave her perspective. She had recently adopted these two foster children who didn't –yet – have the social skills that Teresa wanted. This was new information for Ruby. Teresa described her background, a bit about the children, their medical appointments, and how committed she was about making the children accountable. She liked living in the park because people were so close and friendly, and she certainly did not want to jeopardize that atmosphere. One of Teresa's requests of Ruby was that Ruby let her know as soon as possible when Ruby saw something inappropriate by her kids.

After some discussion and deliberation assisted by the neutral mediators, Teresa agreed to talk to her kids about this meeting, and about the importance of good neighbors. She and her kids would set up a Meet-and-Greet time to invite Ruby over so the kids could show her their new hamster. Ruby agreed she would talk to Teresa before calling the manager, at least to try that for three weeks. They left feeling satisfied of their decisions, and thanking the mediators for their work.

Does mediation work?

Statewide 77% of participants in community dispute resolution reached agreement, and 93% felt satisfied with the mediation process. So for most people, it's worth the time and effort to resolve a nagging problem, and preserve a healthy peaceful park.

What kinds of situations can Mediation help?

Mediation helps with neighbor-to-neighbor problems, manager-tenant problems, and some group issues. Some neighbor problems include pet issues, noise, property and belongings. Manager-tenant issues could include unequal treatment, payment and deposits.



It is my pleasure to introduce to you the resident-owned manufactured home cooperative board presidents that are profiled below. These six hardworking Oregonians lead their respective communities in park ownership, construction projects, community building, and fiscal management with determination and dedication.

—**Julie Massa** *Manufactured Housing Preservation, CASA of Oregon and OSTA member*

Meet the Oregon Resident-Owned Cooperative Presidents

Jorge Quintero-Herrera, President of Horizon Homeowners Cooperative in McMinnville

Four years ago, Victor Manor Mobile Home Park was converted into a resident-owned cooperative under the ROC USA model – the first manufactured home park cooperative of its kind in Oregon. In honor of the new start they were undertaking, residents voted to rename their community the Horizon Homeowners Cooperative. Jorge Quintero-Herrera lived in the park for thirteen years before the resident purchase in 2009, and he's presided over the Board of Directors since the Co-op's inception. For the past seventeen years, Jorge has worked for Bailey Nurseries, a wholesale grower of ornamental plants in Yamhill. In fact, Bailey Nurseries donated trees to the Co-op during the park's redevelopment. Jorge finds living in the park enjoyable. He says he's been there so long, he knows what to expect from everyone. For relaxation, he loves to take his kids to soccer practice and watch them play. His greatest challenge is getting people to carry through on tasks. His highest goal is to always lead by example.



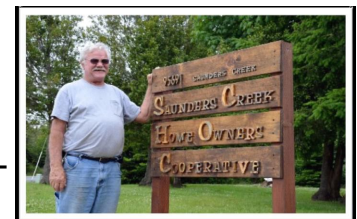
Al Eckerman, President of Green Pastures Senior Cooperative in Redmond

Green Pastures Senior Co-op President Al Eckerman was raised, and attended high school, in Salem. After serving in the Navy and several years of work in the retail industry and as a revenue agent for the State of Oregon, Al worked for the Federal Housing Administration/Housing and Urban Development in Phoenix, AZ. His first focus was in the single family housing arena and then later, multifamily housing. Al's responsibilities covered all fair-market projects, manufactured home parks, Section 8 housing and low-income housing tax projects. He worked as an asset manager until health issues forced him to retire in 1995. He then returned to Central Oregon and wound up in Redmond living at Green Pastures Mobile Park. As a resident, and after the owner passed away, Al was appointed to the initial steering committee which, with the help and guidance of CASA of Oregon and the Northwest Cooperative Development Center, they purchased what is now Green Pastures Senior Cooperative. He was elected as the Cooperative's first Board President in 2010 and then recently re-elected to the same position. In partnership with the Green Pastures' Treasurer, Dick Martin, Al continues to be a tireless spokesperson for resident-owned communities in Oregon.

Richard "Mac" McDonald, President of Saunders Creek Homeowners Cooperative in Gold Beach (pictured with a sign that he designed and made)

If you visit Saunders Creek Homeowners Cooperative, you're bound to find President Mac McDonald in his wood shop at some point in the day. Mac designed and built the sign that marks the entrance to the park. A native of Oklahoma, Mac and his wife Jan chose to spend their retirement years fishing on the Oregon Coast after leaving Central California eleven years ago. They have lived in the Saunders Creek location since they arrived in Oregon. During their challenging conversion process, Mac assumed the role of President and he's provided leadership for the ongoing operation of the Co-op and overseen their construction projects. He sometimes finds it challenging to enforce community rules with close neighbors, but says he likes building and developing the community, and tries to do his best to keep the peace. Mac worked as a Tire Technician for Goodyear Tires for 42 years, specializing in providing service on the large, earth-moving tires used on heavy machinery. Mac advanced to the position of trainer for the new technicians and he uses those same skills in guiding the Saunders Creek Board and members in owning and operating their park.

(continued next issue)





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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!
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☐

NEW MEMBER

☐

RENEWAL

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MEMBER NUMBER

LAST NAME

FIRST NAME

NAME OF SECOND PERSON IN HOUSEHOLD

ADDRESS

SPACE NUMBER

CITY/STATE/ZIP

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