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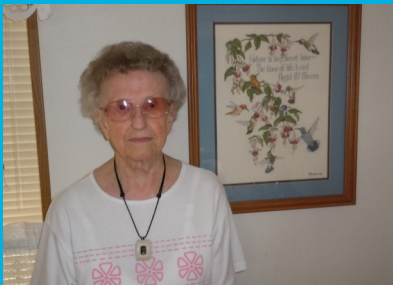
Quarterly Review

VOLUME 35 NO. 3

SUMMER 2014

OSTA SPOTLIGHT

Maxine Dombrowsky



In the early years of marriage, Maxine and her husband, Norbert, bought what people called a “trailer” and moved from Eugene to Bend, where he had been transferred by the BPA. Later, he was transferred to Vancouver, WA, and his employer again paid to move the single-wide. Maxine was thrilled when, in 1986, he was transferred back to Eugene, where she had many friends. The Dombrowskys shopped for a large double-wide in Vancouver, and the BPA moved it to its current location at Daneland Mobile Home Park. A widow for seven years, Maxine turned 88 in April and has no intentions of moving. She had two sons, five grandchildren and “probably a dozen” great-grandchildren. Her hobbies have included cross-stitching pictures. Norbert Dombrowsky joined OSTA in 1989, and Maxine has continued to maintain the membership so that now she has the distinction of being one of our 25-year members.

Opportunity to Purchase Becomes Reality

A huge thank you goes to all you good people who contacted your Legislators to urge them to support HB4038, the Opportunity to Purchase bill, which has been signed by the Governor and will become



Watching as Governor Kitzhaber signs the Opportunity to Purchase bill into law are, left to right, John Van Landingham, Pat Schwoch, Rita Loberger, Rep. Gene Whisnant, Chelsea Catto, Rep. Nancy Nathanson, Janet Byrd, and Sybil Hebbe. These people worked diligently for many, many hours over the last two sessions to get this bill passed.

law on Jan. 1, 2015. It took a lot of hard work, but the bill passed despite opposition from some determined out-of-state landlords.

Community owners, who intend to sell, now must notify manufactured park homeowners of their intention and allow us 10 days to respond.

In 2013, the Oregon Legislature extended the sunset on a state capital gains tax exemption to 2020 for owners who sell to resident cooperatives, local housing authorities or non-profits.

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From the Editor...

**A Manufactured
Home Owner's Plea**

There's always something, someone said,
That keeps us wary, feeling dread—
Inflation, famine, depression, war,
A burglar lurking at our back door.

Fire and flood, loss of limb,
Death of a favorite her or him.
Growing old, becoming weak,
Unable to see, hear, or speak.

Let us age in place in our own homes
Reading books and writing poems
Seeing children, taking naps,
With beloved pets curled on our laps.

What we don't need in any season
Are demands from landlords beyond reason
That mock what decency allows—
We are more than just cash cows.

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From The President...*Gary Walters*

Well, I guess it's that time again, so here goes. The board is hard at work rewriting the Strategic Plan as our current plan, written in 2009, is outdated. I appointed Rita Loberger, Jane Capron, and Barbara and Tom Mitchell from Lakeridge in Eugene to do the project. Now, folks, that's a lot of knowledge there. I hope they come up with a good revision.

We are getting new managers here at Myra Lynne in Medford. Hopefully, our OSTA chapter can work with the new managers. We didn't do too well with the out-going managers. They let our community get run down by not enforcing the rules and regulations. Two of us went around the community and got 100 signatures on a petition asking for an improvement about the way the place was looking. We were going to mail it, but the owners arrived and so we gave the petition to them in person. Hopefully, our park will be running better soon.

I had a district meeting in Brookings last month. Boy, what a meeting! Those of you who were there know what I mean, but the mess turned out okay, and I hope everybody's satisfied with the election results. On May the 17 we I had a good turnout for another district meeting for the chapters in the Rogue Valley, hosted by Bruce Mc Laren and Western Carriage.

We welcome Country Estates, a new chapter in Grants Pass, Meadow Lark, a reinstated chapter in Salem, and Arbor MHP, a new chapter from Portland. As long as I'm hoping, I hope all you mothers had a happy mothers' day and everyone remembered to thank a veteran on memorial day.

Gary



John Van Landingham and Governor Kit Zebner shake hands after the signing of HB 4038 into law on May 29, 2014

OPPORTUNITY TO PURCHASE CONTINUED from page 1

As OSTA board member Rita Loberger says, "This new legislation is a win-win for everyone. Sellers have a greater pool of buyers to choose from and homeowners in manufactured housing parks have the opportunity to determine the future of their communities." Out-of-state landlords, however, do not get the capital gains exemption and weren't eager for the bill to pass.

In 2007, the Legislature passed laws to allow resident cooperatives to own limited equity memberships and hold long-term leases for individual spaces. That same year, HB 2735 passed into law requiring a minimum of 365 days' notice in case of park closure and payments to displaced residents to help defer the costs of moving.

Ishbel Dickens, Executive Director of the National Manufactured Home Owners Association (NMHOA), hopes other state legislatures will adopt similar statutes. She points out, "Everyone benefits when legislators vote to adopt opportunity to purchase laws. The community owner is paid fair market value for the land, the homeowners are secure in this unique ownership model, and the wider community benefits, too, as the manufactured housing community remains a viable source of housing and the home owners and their families continue to work, shop, attend school and remain active members in the places they sought to live."

Chapter News

Lane District Spring Meeting from Duane Canaday, Chalet Village, Springfield

At the March meeting, Dave Patrick, our host at Gainsborough, talked about their park's emergency plan, much of it prepared with free information from the American Red Cross, FEMA and the State of Oregon. He said Gainsborough emergency team has collected information on all residents including how to contact their families.



Nancy Nathanson with her thank-you bouquet and host Dave Patrick.

When State Rep. Nancy Nathanson arrived, and we all gave her a big round of applause for her hard work in getting the Opportunity-to-Purchase bill passed this legislative session.

Julie Massa from CASA of Oregon spoke to us about "First Steps to Park Purchase." CASA originally started as an organization to help farm workers with housing. It now has assisted with forming resident-owned manufactured home cooperatives in seven locations in Oregon.

Lane Deputy Director of MH-OSTA, Ron Meyers, has been working with park tenants on tree problems. One statement that stuck in my head is that the root system is defined as part of the tree (see ORS 90.727 in the 2013 Chapter 90 statutes).

Judy Greer donated an Easter basket for a raffle, with donations going to the Helping Hands fund. When we pull together we can accomplish much good for ourselves and our neighbors. OSTA is a testament to this good will and strength in numbers.

SongBrook, Eugene from Donna Burgess

Virginia Iverson was elected president to fill a midterm vacancy. John VanLandingham, Lane County legal air attorney and OSTA state board member, shared much information with us regarding submetering of water. He feels submeters are the future of the world because individuals can control their own usage and we all need to promote conservation of water. Members questioned the \$10 meter-reading fee, and he said that it is fairly common. A pizza lunch concluded the meeting.

Lee's MHP, Eugene from Joan Stern, president

Our chapter here at Lee's is still growing. Since our meeting last month, we have added four new members. We have also installed a new secretary, Dorothy Cody. As another fund raiser for our chapter, we are playing bingo twice a month. Everyone enjoys it and we sell snacks and beverages as well. Our bottle drive has slowed down but is still ongoing. We are also getting ready for a bake sale during the park's patio sales and are planning a bazaar in December as another fund raiser.



SongBrook officers smile in anticipation of a successful year. From left are Carla Campbell and Ginny Iverson, back, and Phyllis Kerr and Donna Burgess, front.

Sunset View, Harbor

from Jan Henault, president

At the recent semi-annual meeting, members learned about pre-planning for funerals to ensure that our wishes will be carried out. We recommend that everyone consult a professional while they're able. Peace of mind means a lot. An emergency preparedness checklist was handed out during the meeting. We will have a speaker on Emergency Preparedness at our next homeowners' meeting on October 6. Sunset View will host a community-wide yard sale from 9am to 3pm on June 14.

Briarwood, Eugene

from Sally Baker, EVA Representative

The newly remodeled clubhouse is finished and Briarwood OSTA members hosted the Emerald Valley Alliance at its first meeting the end of May. Briarwood residents have been concerned about three or four-inch wide trenches that were cut from the edge of the sidewalk to the edge of the lawn. Two of us have tripped and fallen because of them. I e-mailed our general and regional managers, but as of May 1 they hadn't been filled. We just welcomed new managers, Jana and Kearney Lemkau, who we hope will be helpful to residents. The meeting was in the new clubhouse at Briarwood MHP in Eugene and included a Briarwood Committee of Seven report, election of officers for the EVA, and an explanation of the Hazard Tree statute from Lane Deputy Director Ron Meyers. Guest speaker, State Rep. Val Hoyle, spoke to the group about legislative accomplishments. Judy Morton, from Woodland Park, was elected president of the merged chapters. Elected to serve with her were Paul Malecki, vice-president; Lorna Durkin, secretary; Gwen Garey, treasurer, and board members Warren Pritchard and Don Altemus from Woodland Park and Sally Baker from Briarwood.



Discussing plans for the first Emerald Valley Alliance meeting are, left to right, Judy Blendjeim, Judy Morton, and Sally Baker.

Meadow Lark MHP, Salem

Rita Loberger installed officers for the newly reactivated chapter at an organizational meeting last month. We welcome the chapter into our MH/OSTA Neighborhood!

Shady Acres/Salem Mobile Estates

From Val Jean Beugli-Pease, president

We have a very active, successful OSTA chapter and a Committee of Seven. We now have signs at park entrances for Neighborhood Watch. Our welcoming committee greets new residents and we are publishing a new residents' directory and monthly newsletter. We requested that the bathrooms at the clubhouse be updated, and by May 1 that job was completed, including new up-raised stools and grab bars. We are working to get recycling in the park. It is so great to have the MH/OSTA organization so the owners and managers listen to the residents' concerns.



Charlotte Beckendorf, secretary; Marie Edson, vice-president, and Patsy Smith, president.

Terrace Lake MHP, Salem

Board members of the OSTA chapter posed for pictures after an April homeowners' meeting with guest speaker Jane Capron. Left to right, front, are Janis Beeson and Marjorie Reuling. In back are Sandy David, Dick Miller-president, Jim Yacks, and Jerry Cody.



RIGHT²KNOW Statute Study Guide**ORS 90.725****ORS 90. Verbatim****ORS 90. Study Notes****90.725 Landlord or agent access to rented space; remedies.** (1) As used in this section:

(a) “Emergency” includes but is not limited to:

(A) A repair problem that, unless remedied immediately, is likely to cause serious physical harm or damage to individuals or property.

(B) The presence of a hazard tree on a rented space in a manufactured dwelling park.

(b) “Unreasonable time” refers to a time of day, day of the week or particular time that conflicts with the tenant’s reasonable and specific plans to use the space.

(c) “Yard maintenance, equipment servicing or grounds keeping” includes, but is not limited to, servicing individual septic tank systems or water pumps, weeding, mowing grass and pruning trees and shrubs.

(2) A landlord or a landlord’s agent may enter onto a rented space, not including the tenant’s manufactured dwelling or floating home or an accessory building or structure, to:

(a) Inspect the space;

(b) Make necessary or agreed repairs, decorations, alterations or improvements;

(c) Inspect or maintain trees;

(d) Supply necessary or agreed services;

(e) Perform agreed yard maintenance, equipment servicing or grounds keeping; or

(f) Exhibit the space to prospective or actual purchasers of the facility, mortgagees, tenants, workers or contractors.

3) The right of access of the landlord or landlord’s agent is limited as follows:

(a) A landlord or landlord’s agent may enter upon the rented space without consent of the tenant and without notice to the tenant for the purpose of serving notices required or permitted under this chapter, the rental agreement or any provision of applicable law.

⇒ In most cases, landlords are required to give 24-notice before they walk onto your space. There are exceptions, including emergencies. For instance, you might have a broken water pipe or your house might be on fire. Of course you want help right now!

⇒ The new hazard tree statute, ORS 90.727 allows for landlord access as an emergency. See the wording of the statute elsewhere in this issue.

⇒ Usually “reasonable times” are work day **hours**. **A 24-hour notice allows you and the manager** to determine a reasonable time for him to be on your space.

⇒ Yard maintenance should be clear.

⇒ Some landlords do a yearly inspection and make necessary repairs. When there is no emergency, they should give you 24-hours’ notice or more. If you agree to repairs that can’t be finished in a specific time period, the landlord or agents or workmen have the right to return to complete the work without further notice.

⇒ When you list your house for sale, the landlord/manager (the terms mean the same) can bring show the space. They won’t enter your home without your permission, however.

⇒ The landlord can come onto your space and put notes on your door concerning your rental agreement (like an overdue rent payment or eviction notice).

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

RIGHT²KNOW Statute ORS 90.725 Study Guide Cont**ORS 90. Verbatim**

(b) In case of an emergency, a landlord or landlord's agent may enter the rented space without consent of the tenant, without notice to the tenant and at any time. If a landlord or landlord's agent makes an emergency entry in the tenant's absence, the landlord shall give the tenant actual notice within 24 hours after the entry, and the notice shall include the fact of the entry, the date and time of the entry, the nature of the emergency and the names of the persons who entered.

(c) If the tenant requests repairs or maintenance in writing, the landlord or landlord's agent, without further notice, may enter upon demand, in the tenant's absence or without consent of the tenant, for the purpose of making the requested repairs until the repairs are completed. The tenant's written request may specify allowable times. Otherwise, the entry must be at a reasonable time. The authorization to enter provided by the tenant's written request expires after seven days, unless the repairs are in progress and the landlord or landlord's agent is making a reasonable effort to complete the repairs in a timely manner. If the person entering to do the repairs is not the landlord, upon request of the tenant, the person must show the tenant written evidence from the landlord authorizing that person to act for the landlord in making the repairs.

(d) If a written agreement requires the landlord to perform yard maintenance, equipment servicing or grounds keeping for the space:

(A) A landlord and tenant may agree that the landlord or landlord's agent may enter for that purpose upon the space, without notice to the tenant, at reasonable times and with reasonable frequency. The terms of the right of entry must be described in the rental agreement or in a separate written agreement.

(B) A tenant may deny consent for a landlord or landlord's agent to enter upon the space pursuant to this paragraph if the entry is at an unreasonable time or with unreasonable frequency. The tenant must assert the denial by giving actual notice of the denial to the landlord or landlord's agent prior to, or at the time of, the attempted entry.

(e) In all other cases, unless there is an agreement between the landlord and the tenant to the contrary regarding a specific entry, the landlord shall give the tenant at least 24 hours' actual notice of the intent of the landlord to enter and the landlord or landlord's agent may enter only at reasonable times. The landlord or landlord's agent may not enter if the tenant, after receiving the landlord's notice, denies consent to enter. The tenant must assert this denial of consent by giving actual notice of the denial to the landlord or the landlord's agent prior to, or at the time of, the attempt by the landlord or landlord's agent to enter.

ORS 90. Study Notes

⇒ Again, this would cover such things as fire, flood, and earthquakes. The landlord or his agent (like a maintenance man) does this, the landlord must leave a note explaining the emergency entry.

⇒ If you give your landlord a written note asking for something to be repaired, the landlord or his helpers can come to take care of the problem during the next seven days. If the work takes longer than that and workers are trying to finish, they can continue beyond the seven day time frame.

⇒ The landlord should sign a paper for workmen to show you that they are authorized to do the work.

⇒ A maintenance man who does weekly or periodic yard work doesn't have to have your permission to do stuff like mowing the grass. You should have a written agreement for this work, however.

⇒ If you don't want the landlord coming any old time to mow grass, etc., you have to give a written notice to the landlord either before or at the time the person comes onto your space.

ORS 90. Verbatim

(9) If the landlord makes an unlawful entry or a lawful entry in an unreasonable manner or makes repeated demands for entry otherwise lawful but that have the effect of unreasonably harassing the tenant, the tenant may obtain injunctive relief to prevent the reoccurrence of the conduct or may terminate the rental agreement pursuant to ORS 90.620 (1). In addition, the tenant may recover actual damages not less than an amount equal to one month's rent. [1999 c.676 §2; 2005 c.619 §23; 2013 c.443 §6]

Hazard Trees Statute

from Carene Davis-Stitt, Falcon Wood Village, Eugene

At the Lane District OSTA meeting Ron Meyers, MH/OSTA Lane Deputy Director presented information about ORS Chapter 90.727 Hazard Trees. The bottom line is that a certified arborist must determine whether a tree is a hazard. If it was already on the property when the house was purchased, it is management's responsibility. If you planted the tree and it grew to be a hazard, it is your responsibility. Here's how the statute, added to Chapter 90 in 2013, reads:

ORS 90.727 Maintenance of trees in rented spaces. (1) As used in this section:

(a) "Maintaining a tree" means removing or trimming a tree for the purpose of eliminating features of the tree that cause the tree to be hazardous, or that may cause the tree to become hazardous in the near future.

(b) "Removing a tree" includes:

- (a) Felling and removing the tree; and
- (b) Grinding or removing the stump of the tree.

(2) The landlord or tenant that is responsible for maintaining a tree must engage a landscape construction professional with a valid license issued pursuant to ORS 671.560 to maintain any tree with a DBH of eight inches or more.

(3) A landlord:

(a) Shall maintain a tree that is a hazard tree, that was not planted by the current tenant, on a rented space in a manufactured dwelling park if the landlord knows or should know that the tree is a hazard tree.

(b) May maintain a tree on the rented space to prevent the tree from becoming a hazard tree, after providing the tenant with reasonable written notice and a reasonable opportunity to maintain the tree.

(c) Has discretion to decide whether the appropriate maintenance is removal or trimming of the hazard tree.

(d) Is not responsible for maintaining a tree that is not a hazard tree or for maintaining any tree for aesthetic purposes.

(4) A landlord shall comply with ORS 90.725 before entering a tenant's space to inspect or maintain a tree.

(5) Except as provided in subsection (3) of this section, a tenant is responsible for maintaining the trees on the tenant's space in a manufactured dwelling park at the tenant's expense. The tenant may retain an arborist licensed as a landscape construction professional pursuant to ORS 671.560 and certified by the International Society of Arboriculture to inspect a tree on the tenant's rented space at the tenant's expense and if the arborist determines that the tree is a hazard, the tenant may:

(a) Require the landlord to maintain a tree that is the landlord's responsibility under subsection (3) of this section; or

(b) Maintain the tree at the tenant's expense, after providing the landlord with reasonable written notice of the proposed maintenance and a copy of the arborist's report.

(6) If a manufactured dwelling cannot be removed from a space without first removing or trimming a tree on the space, the owner of the manufactured dwelling may remove or trim the tree at the dwelling owner's expense, after giving reasonable written notice to the landlord, for the purpose of removing the manufactured dwelling. [2013 c.443 §5]

The full law can be viewed at: http://www.oregonlegislature.gov/bills_laws/lawsstatutes/2013ors090.html



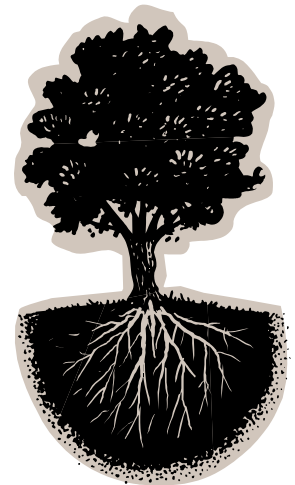
A Hazardous Tree Problem

as reported by Ron Meyers, Lane Deputy Director

During a winter snowstorms this year, a large limb from a fir tree fell on a woman's carport at Scandia Village in Junction City, collapsing the roof and damaging her car. I met with the woman's sons, the Committee of 7 chair, and the MH/OSTA vice-president and sent letters to all concerned. A summary of the points made at the meeting might prove useful to others in the future:

1. Provide the tenant a copy of the landlord's property insurance and the homeowner's insurance to the auto insurance adjusters.
2. Have a certified arborist, licensed in the State of Oregon remove or provide a safe certification of remediation for these four large fir trees threatening her space.
3. Have the root heaving damage and any future damages corrected, including the repair or replacement of the concrete foundation/blocking under her home, interior cracks, and concrete driveway/walkways.

(See Notes in Our Mailbox for the response from Scandia OSTA members.)



Calling All Activists Interested in Better Living Conditions

Are you willing to work on NMHOA's REIT/ Retirement Security Campaign?

NMHOA has been partnering with the Center for Community Change (CCC) for the past two years. The initial focus of the work was the intersection between seniors residing in communities owned by Equity Lifestyle Properties, Inc. (ELS) and the ever-increasing rents that seniors on fixed retirement security incomes were required to pay. Over time the campaign has evolved to target other Real Estate Investment Trusts (REITs) that are treating home owners unfairly, especially seniors whose social security is being threatened at the same time as their rents are being increased above the cost of living. NMHOA and CCC are planning their next action, and if you would like to be involved (whether or not you live in a REIT-owned community), please contact Pam Bournival (pamb13@yahoo.com) for more information. Also check out www.mhaction.org for up-to-date information on the campaign.

On My Kitchen Table

By: Dee Evers, Jacksonville Royal MHP

Daffodils and Iris
In a cobalt blue vase
Proving Spring came, again!
Daffodils and Iris
In a cobalt blue vase
Cheer me up, delight the eye
Send flowery love
To all who see them
On my kitchen table
Brightening my day and my life
What on earth is more magnificent
Than a handful of bright flowers
Shreiking Life! Live! Smile!, as we do!
Even if only for a short while.

Kids' Space



***Divergent*, a Must-Read Book!** Reviewed by **Jacqueline Capron-Allcott**

A book that is very popular right now is *Divergent* by Veronica Roth. The movie based upon this book first played on March 21, 2014. I watched soon after it came out with a friend who had already read the book. After seeing the movie and how great it was, I knew I had to read the book.

Divergent is a book set in the future in Chicago. I loved this mysterious element of the book. Two of the main characters are Four and Tris, who seem very different, but are both very intelligent and very similar. After lots of training and tests of loyalty and worthiness, they end up having to save their city, and falling in love.

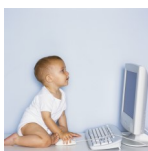
This became one of my favorite books as soon as I finished it. I recommend anyone to read it. I can't wait to read the rest of the *Divergent* series. I hope you decide to read this book and enjoy it as much as I did.

Stuff Kids Know that Grandparents Probably Don't

Twitter: An online (think computer) social networking service created in 2006. By 2012, it had 500 million registered users who posted 340 million tweets per day.



Tweets: Text messages limited to 140 characters. Abbreviations are used, like b4 for before, abt for about, BFN for bye for now, deets for details, EM or eml for email, F2F for face to face, IC for I see, idk for I don't know, TMB for tweet me back. emo for emotional people, like what we used to call drama queens, and mos, dos, pos for mom, dad, or parents over shoulder reading what you're writing.



Twerk: Sexy dancing made global by Miley Cyrus, kind of like the old-time Twist popularized by Chubby Checkers.

Hash Tag: Hash tags are used to help other twitters/tweeters network (find other people, posts (messages), and twitter sites). A common hash tag is #.

Rides: Sneakers, those things you wear on your feet for transportation and used to wear to play

"T" Text Message / Chat Abbreviations

S2S	Sorry to say
S4L	Spam for life
SAL	Such a laugh
SB	Smiling back
SBT	Sorry 'bout that
SC	Stay cool
SD	Sweet dreams
SETE	Smiling Ear-to-Ear
SELFIE	A photo that is taken of oneself for social media sharing (definition)
SS	So sorry
SSDD	Same stuff, different day

SUL	See you later
SUP	What's up?
SWAK	Sent (or sealed) with a kiss
SWALK	Sealed (or sealed) with a loving kiss
SWL	Screaming with laughter
SWMBO	She who must be obeyed. Meaning wife or partner
SYL	See you later
T+	Think positive
T4BU	Thanks for being you
T:)T	Think happy thoughts
TA	Thanks a lot
TAFN	That's all for now

Thoughts on Aging -

Life in a Real

Mobile Home



In our 20-some retirement years, my late wife and I spent nearly ten years together in a 26-foot travel trailer for over six months of each year. In such close quarters each person must either like the other an awfully lot, or be quick to forgive. My son, after a week-end travel trailer trip suffering a southern Oregon Coast monsoon asked, "Dad, how long does it take, cooped up like that, before you start hitting your wife over the head with a hammer?" Neither he nor I ever did. And neither he nor I have visible scars.

We had two safety factors. We followed the sun, California-Arizona in winter and Washington-Oregon summers, and could escape to a cool-off period under the awning outside the RV. Secondly, we were members of a resort campground system with its swimming pools, spas, and group activities in the clubhouse or at the horse-shoe pits. A friend called it a decadent lifestyle. It was, and we both enjoyed the decadence immensely.

At the time, we had our adult children and their families here in Eugene/Springfield, Sacramento, and Texas. The RV allowed us to enjoy them, and hopefully they to enjoy us, for several weeks at a time without being underfoot. We never actually heard any of them say, "Are they ever gonna leave?"

The initial cost of the campground system was not minimal, but the travel cost was not much more than living at home. At the time,

gasoline was a buck a gallon for our gas guzzling pick-up. (*We stopped to take a picture of a gas station sign in San Diego, an unbelievable \$1.99 9 per gallon*). We prepared our own meals, shopped the city supermarkets or roadside fruit stands, swapped books in each campground, watched our TV via our satellite system. We lived at home on the road.

Most of all, we stayed several weeks near San Diego for Sunday concerts at Balboa Park, in Palm Springs for its golf tournaments, Las Vegas for its casinos, and Hoover Dam.

I didn't intend this to be a sales pitch. But it was a fun period in our lives, and writing this brought back some special memories.

Rita Joins NMHOA Board

Rita Loberger, MH/OSTA's vice-president and Northern District Director, has been appointed to the National Manufactured Home Owners Association Board as a member-at-large. In November at the national convention, she would be up for election to a three-year term. She says, "I told the President that I would evaluate prior to that time as to what else I felt I could take on and still do a good job." The MH/OSTA board voted to send Rita to an NMHOA retreat in June to represent Oregon as well as to the national meeting in the fall. We appreciate her representing Oregon manufactured home park owners on the national stage. And of course you've watched her video on *blogging with mh-osta*. It's available to show at your chapter meetings.

Here's a Great Idea for Sellers of Manufactured Homes

We are pleased that Linda Jenkins and Bill Page, owners of CMS Homes in Clackamas, have joined OSTA as associate members. Linda is giving an OSTA membership to everyone who buys a house from the business, and as result we welcome not only her and Bill but also the Oestmanns, new to Gladstone MHP, and the Sitays at Hearthwood Village in Clackamas.



NOTES IN OUR MAILBOX

The Junction City Scandia Mobile Home Park would like to send a special thank you to Ron Meyers for assisting us. We really appreciated his visit to our park and his valuable information.

—Jim and Ruth Kiscoan

(Ed.'s Note: The winter snowstorm caused tree damage in multiple MH parks, making ORS 90.727 very important to us. However, trees need to be deemed hazardous before storms strike.)

I just wanted to remind everyone that the formerly-known Century Drive Mobile Home Park in Bend has been converted into a resident-owned community, West-Side Pines Cooperative.

—Julie Massa, Organizational Development Specialist

Manufactured Housing Cooperative Development, CASA of Oregon

I had a call regarding an article for the Right 2 Know section of our Review. Ron Leggett at Concord Terrace thinks ORS 90.725 reads pretty legal and wonders if we can explain it a bit in the next issue. —Rita Loberger

(Ed.'s Note: See Right 2 Know where we've tried to accommodate Ron and others.)

If you've bought a manufactured home recently

NMHOA Wants to Hear from You

The National Manufactured Home Owners Association (NMHOA) is interested in hearing from people who have recently purchased manufactured/mobile homes. We would like to hear about the process you had to go through to get financing; what did your loan package look like, and what has been your experience since getting the loan. Has it stretched you financially, are you worried you might lose your home through repossession/foreclosure, and what were you told when you signed the paperwork to purchase your home? Please email NMHOA Executive Director, Ishbel Dickens, at: ishbel@nmhoa.org with your home purchase experience. All information will be kept confidential.

Helping Hands Donation Drive



Keep the Temperature Rising! We continue to seek corporate donors to contribute to our Helping Hands program. One question corporations ask is, "How many of your members have donated to this program?" The question isn't how much money but rather how many of us have given. We started our count with a **donation from Marvin Baker at Salem Greene Mobile Estates**. Our goal is for 1,000 members and associates, family and friends, to give a little bit, which can be sent with renewal checks or collected at chapter meetings (in that case, we ask chapters to keep and report the count and send in with the collected money). Judy Morton is keeping a running thermometer on the blog with a general idea of the number of donors and the amount of money donated. As of press time, we had 74 donations and \$292.50. Remember that your donations are tax-deductible. If you give over \$5 and would like a receipt, please add a note with your check. And thank you! We love offering a Helping Hand to our members!

A Tale Too Awful to Be True...But It Is

from Rita Loberger



Some years ago, an elderly couple in a manufactured home community in Oregon City needed help with their daily living, and so their daughter and her young child moved in to help out. After several years, the owner initiated a new screening process and decided that the caregiver daughter didn't qualify to live in the park. He gave her an eviction notice. With a court hearing coming up, the owner, a generous man who probably had overstepped the legal bounds, decided to let the daughter visit three times a week for no more than six hours at a time. And she must sign in and out through the office each time. The grandparent's would babysit the little boy, a second grader established in a neighborhood school, while his mother was working or otherwise unable to have him with her.

One of the neighbors kept track of the mother's visits and the length of time she stayed (there is usually one in every crowd who peeks out the curtains and tattles to the powers-that-be.) Sometimes the daughter was there for just a few minutes to drop off clean clothes for her son. Even if it was for only 15 minutes, the owner considered those few minutes to be one of her three weekly visits, and the neighbor spying on the family watched closely. On one visit last winter, when the daughter went to sign out, it was later than usual and the office was closed. Because she couldn't sign out, the owner decided she had stayed overnight and therefore had violated her six-hour limit for being on the grounds.

I sat in the court room and watched this elderly couple being evicted because of their daughter's inability to follow the rule. The judge and lawyer asked questions about her visits during the two previous months and the three of them couldn't remember the specific details. They hadn't kept notes because they weren't prepared to have to defend her visits to see them and her young son and look after their welfare.

So the eviction having been upheld by the court, the couple prepared to sell their house. But their rental agreement stated that before they could sell, they must remove a chain link fence that was on their space and refinish the deck. It made no difference that the fence had been there when they moved in or that it was the middle of winter and not a good time to be refinishing an outside deck. Too bad. In all practicality, since they'd been evicted, there only option was to abandon the home. Now, the good people of this community, nervous, frightened, downtrodden by an owner who has to be one of the worst in the country, are slowly beginning to question such unjust treatment.

I've been attempting to form an OSTA chapter there, but the fear factor is very strong. Still, only by knowing our rights and responsibilities can we keep our homes and feel secure in them. When we band together in an organization such as OSTA, we can more effectively step forward to approach elected officials, and the more of us there are, the more impact we have to make a difference. Through our state manufactured home organizations we are now linked to the nationwide organization (NMHOA) that speaks with one voice for us all. Change starts with individuals joining together. Encourage your friends and neighbors to take out a membership in MH/OSTA. We also have an associate membership where family members and friends who do not reside in manufactured home communities can stand with us. Let's consider 2014 the year for a massive membership drive to speak for our affordable housing option.

Ask Anndy



Dear Anndy,

I'm having a problem with my neighbors across the street, but it involves some private matters and I would die if my other neighbors found out about it. I feel stuck and want to work this out, but don't want others to hear about it. How can I be sure the mediator won't tell the manager or anyone else?

—*Cautious*

Anndy Says:

Confidentiality is one of the main pillars of mediation. The mediator does not share any information about the conversations, about what you said or what the other person said. The mediation program can only use statistics (how many cases were resolved, for instance), but you can rely on the confidentiality. Also, the other person in mediation is asked to keep the conversations private in the meeting. That way both of you can be more honest about it, and a better resolution can be reached.

Dear Anndy,

I want to have a family birthday dinner next month in the park clubhouse for my 90-year-old aunt. With about 30 relatives, that's too many people for my small house. I live in the park and have reserved the clubhouse for the party, but our manager tells me the rules say I can't use the stove or oven. He also says the clubhouse can't be closed to other residents. I don't want 100 strangers crashing Auntie's party, and I'd like to cook the stew on the stove and heat the bread in the oven. Can you tell me what to do? And don't suggest a restaurant. We can't afford that.

—*Dutiful Niece*

Anndy Says:

Parks always have rules, and some of those rules aren't appreciated by everyone. But if you ask, the manager might explain the reason you can't use the oven—perhaps a past fire, or the poor wiring. You might also learn that the residents don't want to feel excluded from the community clubhouse. Then again, perhaps the manager could think on it and decide to ask the residents to change the rule.

Now, about your party, I'll ask you to do some creative problem-solving, which is something that mediators always do. First of all, think about what's most important to you about the event. Do you want to have a memorable birthday for your aunt? Do you want to organize a big party? Is it that you want to keep all those people out of your small home? By considering what's most important, you could then explore that with the others who would need to cooperate. For example, say your most important goal is to have a memorable birthday for your aunt. When you talk with your aunt about that, she might want for her memory a large family gathering, or she might want a quiet time with the cousins. Once you've thought through what's most important for you, and probably what's most important for your aunt, then you can seek solutions to those goals that don't necessarily hinge on using the park clubhouse.

I suggest you start with what's your most important goal or outcome, then brainstorm wild and crazy ideas with your colleagues about how to reach that goal. From your list of at least ten ideas, weed out the bad ideas and see which possible solution would work best for you. With some creative thinking and planning, you can reach your goal in a way you hadn't at first imagined. Who knows, you might assemble a scrapbook with 30 pages from the closest relatives!

That's sort of a do-it-yourself mediation thinking plan. When we're stuck with one particular plan, there could be lots of obstacles. But if we keep in mind the goal, we can find creative ways to reach the goal.



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We are your neighbors.

MH/OSTA Vision

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

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

MH/OSTA Mission

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

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

***We are stronger together
than we are alone.***



If a friend or neighbor gave you this copy of THE
MH/OSTA MEMBERSHIP APPLICATION

osta **REVIEW**

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

Join your neighbors today!



YES!

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

☐

NEW MEMBER

☐

RENEWAL

☐

ASSOCIATE MEMBER

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



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MEMBER NUMBER

LAST NAME

FIRST NAME

NAME OF SECOND PERSON IN HOUSEHOLD

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.

MANUFACTURED/MOBILE HOME PARK NAME

Would you like to receive your OSTA Review via e-mail? ☐

Please enclose \$30.00 per
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