



THE osta

Quarterly Review

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FALL 2014

OSTA SPOTLIGHT

Curtis Tigard



Curtis Tigard, going strong for 105 years, has been a member of OSTA for over 25 of those years.

His grandfather farmed, and his father raised cattle and built one of the first homes in a village called “Tigardville,” which grew to become the city of Tigard.

Curtis graduated from Beaverton High School and attended what is now OSU. He is a WWII veteran. After his wife’s passing, he continued to remain active. For one thing, he helped build the new Tigard library. This spring, he drove his red Oldsmobile to his 105th birthday party at the library, an affair written up in the Oregonian.

Curtis lives on his own in his manufactured home at Royal Villa Estates in Tigard and attends most of the functions in the park. He especially enjoys afternoon coffee klatches with friends. We are pleased to count him among our loyal OSTA members.

Plan Now for the Annual Meeting in November

Have your calendars handy as you read this article, because this is the only Review before the annual meeting. **We want you there, you won’t want to miss it, and we certainly don’t want you to forget!** This year we’ll be meeting from 10 a.m. to 3 p.m. on Saturday, November 8, at The Village Green Resort in Cottage Grove. Those of you who come Friday night get a great discount on their lovely rooms plus a generous breakfast Saturday morning. Or you can reserve space for your RV.

Directors whose terms are expiring are Andree Tremoulet, John Van-Landingham, Matthew Johnson, and Jane Capron. Any member who would like to be considered for the board should contact a Director for an application no later than September 17. It is essential that the board be able to review your applications before the election.

We expect to have two panels, one discussing park purchase and the other the “village” concept that we can encourage in our parks. We will have CASA of Oregon representative(s) explaining how to prepare in case your park owner decides to sell your community. We will also have park representatives tell us how they promote neighbor-to-neighbor helping hands. Board member Matthew Johnson, attorney-at-law, will shed some legal light on questions you may have. Members found his advice very helpful last year, so we’re happy to repeat this session.

And of course we’ll have the silent auction again, so bring your donation baskets and special items and plan to be a generous bidder. Auction proceeds last year went toward our Helping Hands program. There will again be entertainment! This year we’ll not only have songs with OSTA-themed lyrics but also a “band” to back up the singers. The audience will be allowed to help. If you’d like to be in the kitchen band, bring your pots, pan lids, washboards, and other stuff in your kitchen that might make music, but contact Jane Capron ahead of time (see p. 2 directory) so we don’t have too many instruments in the cast iron skillet section.

You’ll find the reservation form elsewhere in this issue. We haven’t raised the prices and you get a choice of three plate lunches. Chapters with bank accounts might consider providing part of the cost of the lunch so more members can attend. We’d love to see and visit with you all.

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From the Editor...

Our District Directors are known for “going the extra mile” to help us, but we really prefer they not endanger themselves in doing so. Just as we finished Rita Loberger’s article on an infestation of rats (p.4), this message came in from Charlie Ricker, District Director for Douglas and Coos Counties:

“How would you like to watch the news and see that the guy that you went to assist with a legit problem got killed by the local police for causing a disturbance in the MH Park? After two visits to his house, I had already seen that he was extremely confrontational with his neighbor across the way, and the guy’s wife and I worked hard to calm him down. Later, while apparently intoxicated, he had a scuffle with this neighbor, knocked him out, and the neighbor’s wife called the police. When they arrived the guy came out with his gun and shot at them, causing the police to return fire, which resulted in the guy’s death.”

Speaking of Rita, we’re proud to have her active on the National Manufactured Home Owners Association board. She’s convention chair for the national convention in Seattle November 13-15. It would be great to have some of our members go to that. NMHOA’s annual conventions offer an opportunity for MH owners from across the country to learn about how best to address common issues facing manufactured home owners. There are expected to be stipends to support attendance of two people from each state. Talk to Rita if you’re interested in going.

To promote Aging in Place, NMHOA is asking Equity Lifestyles Corporation (ELS) to alter some of its business practices to support seniors, either through long-term leases, rent caps, or reduced rents for heirs trying to sell the homes of their deceased loved ones, all practices that ELS has in place in some of their parks and options that we in Oregon should also be asking landlords to consider.

I sure hope to see many of you at the Village Green on Nov. 8.

I’ve been told I’m not allowed to sing this year, but nobody said I couldn’t play my kazoo! I can hardly wait!

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From The President...*Gary Walters*

Hello Folks,

I hope wherever you are it's not in the Rogue Valley. As I write this column it is 100 degrees and it's only 3:30 in the afternoon. Today will make 14 days of 100 degrees or more in July. If that isn't a record, it's got to be close to one.

Now to business. The State Board has gone to Skype to hold our meetings. Now all we have to do is learn to use it, mainly me. We still have money allotted to our Helping Hands project, so if you have some work needing done contact your District Director and fill out the paper work to see if you qualify.

Chelsea Catto who works with CASA and who is one of our board members got us a small grant. Thank goodness we finally broke the ice with Chelsea's help. Thank you very much Chelsea. Maybe now it will be easier to get other grants.

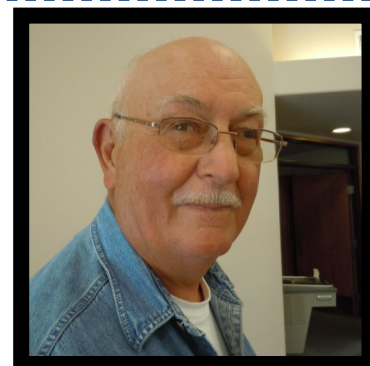
Gary McCoy and I, our Gift of Giving team, had a tough job fixing a floor in a park home. The floor, damaged by water leaks, was so soft it crumbled as we took it up. We added insulation and a vapor barrier underneath and had to take out the hot water heater to finish installation. But we got it done despite the heat!

We replaced some lumber, put carpet on the deck and stairs and pressure washed the deck on another house.

Luzmila Martinez has joined our chapter as vice-president. She has been kind enough to translate our "What Is OSTA" and "What Can OSTA Do for You" into Spanish.

In closing, I want to say, Folks, if you ever run across one of the state board members, stop and shake their hand as they work very hard for you. Hope to see you all at the convention.

Gary



Helping Hands Donation Drive Continues

The MH/OSTA board voted to extend the Helping Hands program to March 1, 2015, unless the money in the fund is all used before then.

A big thank you to all you members who are supporting this program with your donations. Our goal is to have 1,000 people donate a little bit to the program so we can aid our qualifying older members with simple renovations to make their homes more accessible. With the last issue we reported that there were 74 donations at \$292.50, a very generous amount. A couple of chapters have put out donation baskets at their meetings and garage sales. (At one garage sale 11 people donated \$11.35). When you put out donation baskets at your meetings, count every person in a family as a donor because they are all showing support. As of this issue, we're up to 124 donations and have banked \$536.85. We need 876 more people to donate to reach our goal. Please help make the temperature on our thermometers rise, and remember your donations are tax-deductible.



A Disaster in a Portland Manufactured Home Park

by Rita Loberger, Northern Area District Director

Calls to our MH/OSTA 800 message center come to me first before I transfer them to other District Directors. If they originate in the Portland area, I return them to see what I can do. This message got my complete attention: "My park has horrible conditions and our off-site manager is doing nothing to correct the situation. The power lines are old and falling down, there aren't enough dumpsters for our trash, and besides that we have rats invading our homes."

I contacted Betty (not her real name as this case will end up in court) and went to see for myself. As we walked the park, I took the pictures you see with this story. She had been trying to get some help for five years as the park slid downhill. I couldn't believe no one had offered help, so I started contacting the same officials. None of them would accept responsibility, no one wanted to help. The place is a fire pit, with little or no distance between the homes and illegal additions having closed up almost all walking spaces between them. The last inspection by the fire marshal was two years ago despite repeated calls. I finally got two coding officials to come and walk the park with us. They, too, took some pictures, and Betty and I began to hope that something would be done to clean up the place.

As we walked and snapped photos, concerned residents peeked from their homes in anticipation of hearing that somebody was going to help them. With my limited Spanish, I was still able to hear that most of them are afraid to speak up or complain because they fear being evicted. And once again I replied, "Bad things happen when good people do nothing." Since this is a poor park, we have been fortunate to find an attorney to help Betty pro bono and represent her and other residents in a case against the owners. We want to get this place cleaned up so it is no longer a health hazard and the homeowners will be able to live in peace and safety. I hope I can write a follow-up story with good news about this park. As of this writing a Portland City Commissioner is looking into the problem.



OSTA encourages residents in manufactured home parks to get organized and stand together. We believe there is strength in numbers and power in organization, and we directors do all we can to keep you informed of your rights. Alone we can do little; together we can accomplish much. Know what and how and when to

Continued on page 5

step up for your rights. Know your responsibilities, form OSTA chapters and tenants' committees and work together as a community so your park never deteriorates to the point where trash cans overflow and rats invade your homes.

OSTA will help you, but you have to help yourselves by keeping your memberships active and recruiting new members. The more members we have, the stronger we can be. It would be nice if a few people or chapters would consider buying gift memberships for those less fortunate. Your gift would be tax-deductible, of course. Let's support each other!



Ed.'s Note: At press time, Rita reported that seven people lost their home when it was destroyed by a fire, probably caused by improperly-installed power lines. Fireman found no hydrants and the few drains were clogged and wouldn't take run-off water. The Portland owner arrived six hours after being notified of the fire. The Red Cross is helping those in the burned-out home while others still wait.



Issues at the National level

The NMHOA staff has been working on issues at the federal level to prevent legislation that could result in inferior products coming onto the market, potentially making a significant impact on the lives of manufactured home owners. Letters from NMHOA have been sent to congressional committee chairs to try to prevent the RV industry from getting support for legislation that would exempt RVs and park model homes from building codes. The national manufactured housing organization has also been working to ensure that amendments to H.R. 1779 and S.1828 do not move forward since these amendments would have a negative impact on consumers trying to finance manufactured home purchases. An NMHOA goal is to have manufactured homes held to the same energy efficient standards as site-built homes. Expect discussion on these issues at the NMHOA convention November 13—15 in Seattle being chaired by Rita Loberger, OSTA Vice President.

Oregon's Opportunity to Purchase Legislation

What It Means and How to Prepare Yourself

Oregon's Opportunity to Purchase legislation, which takes effect on January 1, 2015, requires park owners to give notice to residents if the park is for sale. If a tenants association is already in place, the tenants association will receive the notice. If no tenants association is formed, every resident will receive a notice. Oregon Housing and Community Services will also receive notice.

Be prepared for your future!

Familiarize yourself with all opportunities available to preserve your park and keep rents affordable. These approaches can include a resident purchase through the formation of a nonprofit cooperative, ownership by a nonprofit entity, and public ownership by an organization like a housing authority. Be sure to check with fellow community members about which options they might prefer.

Plan Ahead!

Start talking with your neighbors and think about whether or not you'd like to pursue a resident park purchase if your owner decides to sell. You may decide as a group that you're not interested in a purchase at all.

By law, the timeline to respond to your manufactured home park owner's /landlord's notice is very short, so you must be ready to act very quickly.

If tenants decide to respond, they have 10 calendar days to:

1. Notify the owner in writing that they are interested in competing to buy the park;
2. Form a single tenants committee with the purpose of purchasing the park, or identify an existing such tenants committee, and designate a representative to communicate with the owner; and
3. Request certain financial information from the owner about the park.

CASA of Oregon provides technical assistance to residents who wish to purchase, own and operate the park as a cooperative. However, the resident purchase of a park does not work for every community. **St. Vincent De Paul** is a nonprofit organization that purchases and operates parks; they own the property and the residents do not, however, they strive to keep rents affordable. **Local housing authorities** can also purchase manufactured home parks in order to preserve them and keep rents affordable. It is best to research first, check the interest in your community, and then contact these organizations for more information.

NOTE: Manufactured home community owners expressed concern that there are often "splinter" or multiple tenant groups (in conflict) within parks. Under the new law, owners only have to work with one tenant group. If there is a struggle for tenant power within your park, that struggle needs to be resolved before pursuing a resident purchase. Please consult experts such as MH-OSTA if you are having difficulty with unification.

If a resident purchase isn't what your community prefers, the designated tenants committee can contact the other organizations listed in #1, such as St. Vincent De Paul.

If your owner notifies you of an impending sale and you're interested in a resident or nonprofit purchase, your designated group of community leaders should contact CASA of Oregon, St. Vincent De Paul, or a local housing authority immediately to determine whether a resident or nonprofit purchase is feasible.

If you want to buy your park...

Park Purchase Letters Need to be Sent

Until January 1, 2015, when the new statute on Opportunity to Purchase goes into effect, a park purchase committee still needs to send a yearly letter to the owner asking to be notified if the park goes up for sale. After January 1, park owners will be legally obligated to notify residents or a resident committee about possible sales.

Useful Links:

Legislation: <http://tinyurl.com/qav4mcj>
 Detailed summary of the legislation: <http://tinyurl.com/nh4w79w>
 CASA of Oregon: Opportunity to Purchase www.casaoforegon.org
 St. Vincent De Paul: www.svdnp.us

RIGHT²KNOW Statute Study Guide ORS 90.505 to 90.840

Rights of a Manufactured or Mobile Home Owner Threatened With Eviction from a Manufactured or Mobile Home Park

(Note: It is important to realize that changes may occur in this area of law. This information is not intended to be legal advice regarding your particular problem, and it is not intended to replace the work of an attorney. It is general legal information. You may review the statutes involved at Oregon Revised Statutes Chapter 90, especially sections 90.505 to 90.840. The primary eviction statute for park tenancies is at ORS 90.630. Note that the rules for owners of floating homes renting a moorage in a marina are very similar, except with regard to closure of the marina.)

If you own a manufactured or mobile home and simply rent space in a mobile home park, you have certain rights when a landlord wants to evict you. These rights are different from those of mobile home owners who do not live in a mobile home park. These rights also differ from those of persons who rent both the space and the mobile home. If you rent both, you are treated as if you are an apartment tenant; the primary difference between apartment tenants and mobile home park tenants is that apartment tenants can be evicted without a good cause. (See other landlord-tenant information on Eviction Notices, Evictions and Residential Eviction Defenses.)

A mobile home park may also be called a manufactured dwelling facility. A mobile home park generally contains four or more spaces reserved for renting to owners of mobile homes. These spaces sit on a parcel of land and are typically placed within 500 feet of each other. The spaces on this parcel of land are owned by the same owner or owners. The owner must intend to use the land to rent space for a fee or other compensation.

If you are a mobile home owner renting a space for your mobile home in a mobile home park, the landlord can evict you from the park only for good cause. This is true whether the rental agreement is for a month-to-month or a fixed term (commonly called a lease) tenancy. Even if your landlord has good cause, he or she may never use force to remove you or any other tenant. The landlord may not shut off your utilities to force you to move. Only a sheriff, with a court order, can physically evict a tenant. A landlord usually gets a court order to do this by first filing a lawsuit for eviction. When the case is filed, the court clerk mails a copy of the papers to your home. A process server will also either hand them to you or attach them to your door. The papers will say when and where you must appear in court if you want to contest the eviction. If you do not appear, you will automatically lose. If you do appear, you can ask for a trial and tell your side of the story. You are entitled to retain a lawyer to represent you.

A landlord would have good cause to evict you from his or her mobile home park for the following reasons:

1. You did not pay your rent on time. In most cases, a landlord must wait until at least the eighth day after the rent was due. Then, the landlord can give you a 72-hour written notice stating that you need to pay

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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

RIGHT²KNOW Statute ORS 90.505 to 90.840 Study Guide Cont

the rent or be evicted. The landlord has the option to wait only until the fifth day, but then must give a 144-hour notice, not just a 72-hour notice. If you don't pay during the notice period that applies in your case, your landlord can then file for an eviction in court. You have the right to a court hearing. You might be able to defend yourself against the eviction if your landlord owes you money because he or she didn't provide services or facilities that were agreed to, or if your landlord has in other ways violated your rental agreement or your rights under the landlord-tenant law.

2. Your landlord can start an eviction case by giving you a 30-day written notice if you were late with your rent payment three times or more during the past 12 months. This rule applies only if you don't pay the rent within the seven-day or four-day grace period, and the landlord has given you at least three valid notices for non-payment of rent during those late payment periods all within the last 12 months. At least two of those notices must contain a warning that the third late payment could result in eviction. You have the right to a court hearing where you could raise any legal defenses you might have against the landlord's claim, but you do not have a right to correct or "cure" this cause.
3. Your landlord can start an eviction case if you have not lived up to a condition of your rental agreement, such as by not maintaining your space. You can also be evicted for breaking a reasonable and fairly enforced rule of the mobile home park, or any other law or ordinance. In both cases, the cause must be related to your conduct as a tenant. The landlord must first give you a written notice that tells you specifically what you have done wrong, and that you have at least 30 days to correct the problem. If the problem is not corrected within that 30-day period, your landlord then has the right to file an eviction action against you with the court. To evict you, the landlord would have to prove that you have violated your rental agreement, a reasonable, written park rule or the law. He or she would also have to prove that you have been given the required 30-day written notice of the violation. If the violation does exist, and you have corrected the problem within the notice period, you can prevent the eviction. Make sure that you have proof that you have done this. Take pictures or have friends witness what you have done, so you can prove that you have corrected the problem. If you correct the violation, but it occurs again within six months, the landlord can then terminate your tenancy by giving you at least a 20-day written notice that states the violation and the date your tenancy will end. This time you will not have the right to avoid eviction by correcting the problem. In either case, before you can actually be evicted, you have the right to a court hearing where you can give the court evidence that the violations never occurred or were corrected.
4. Your landlord can start an eviction case if you are determined to be a predatory sex offender as defined by state law. You are entitled to a 30-day written notice of the termination and the cause, but you do not have the right to cure or correct the cause. You do have the right to a court hearing.
5. Your landlord can start an eviction case if he or she believes you or someone in your household (including your pet) has seriously injured someone, threatened someone with serious harm, done substantial damage to someone else's belongings, or committed an "extremely outrageous act" in or near the mobile home park. In this case, your landlord can start the court eviction after giving you only 24 hours

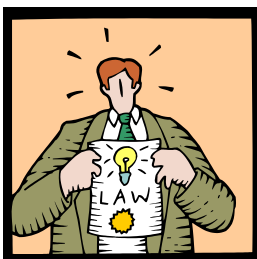
RIGHT²KNOW Statute ORS 90.505 to 90.840 Study Guide Cont

written notice. The law defines an extremely outrageous act as including, but not limited to, drug dealing and manufacturing, gambling, prostitution, burglary, violence and serious threats of violence. Again, you have the right to a court hearing.

6. A manufactured dwelling cannot be forced out of a facility just because of its age, style or size, but a tenant whose home is deteriorated or in disrepair can be given a notice of termination of the tenancy that gives the tenant a period of time to repair the home to meet reasonable park standards. The time period is relatively short if the condition of the home is dangerous to neighboring homes, longer for less serious problems. The tenant can get an extension of time if the needed repair can't reasonably be made in the time allowed. Again, you have the right to a court hearing.
7. Your landlord can start an eviction case if he or she has decided to close your mobile home park and change the land to a different use. The landlord must give you a written notice at least 365 days before the park is to close, and must pay you between \$5,000 and \$9,000, depending on the size of your home, regardless of whether you are able to move the home out of the park. The landlord cannot charge you to dispose of a home you abandon in the park due to the closure, nor can the landlord raise your rent during the closure period. The landlord's notice must also inform you about a refundable \$5,000 tax credit from the state of Oregon, which may be available when you file your next state tax return.
 - a. These provisions regarding park closure also apply when a landlord chooses to convert your park to a subdivision, in which case you must be given an opportunity to buy your space and keep your home in the new subdivision. If you do not, you are entitled to the compensation due tenants in a closure. In addition, if the landlord must submit an application to a local government for approval of the subdivision conversion, you must be given a notice about the procedure for that approval, along with your right to express your views.
 - b. As stated by law, effective Jan. 1, 2015, if a park landlord wishes to sell his or her park, with a few exceptions the landlord must first notify the tenants and give them an opportunity to compete to purchase the park, including by sharing some financial information with them, after they have met certain procedural requirements.
8. Finally, your landlord can start an eviction case if you have a fixed-term tenancy or lease which has reached its expiration or termination date and you have unreasonably refused to enter a new lease as offered by your landlord. If your landlord did not offer a new lease, your tenancy automatically becomes a month-to-month one after the expiration date.

Legal editor: John VanLandingham, April 2014

This article can be found on the Oregon State Bar website at www.osbar.org/public/legalinfo/1249_RightsMobileHome.htm/ and is reprinted with permission. Links to other Oregon landlord and tenant information articles online can be found at <http://www.osbar.org/public/legalinfo.html#landlordtenant/>.



Your Rights

Chapter News

Adopt-a-School

Earl Koenig, chair of the program at Gainsborough in Eugene, is again collecting and delivering school supplies to Howard Elementary children, and Terry Smith, chapter president at Miller Estates, reports that residents have collected \$780.00 for the children at Central Point Elementary. At SongBrook in Eugene, residents are again providing supplies for Malabon School. **A reminder for all chapters: Don't forget to support your adopted school. The children need supplies now! And if your park hasn't yet adopted a school, it's never too late. Your donations are most welcome throughout the year.**

Shady Acres/Salem Mobile Estates

from Val Jean Beugli, Chapter President

We are currently working on the park's rules and regulations. The ones we have are dated July 2008, which was before the park was sold to a corporation. The areas of concern seem to be about cats and dogs. The current rule allows one dog not to exceed 30 pounds per space with no mention as to how many cats are allowed. The rules say nothing about garage sales. Some resident are opposed and others want them. I would be interested to see other parks' rules and regulations.

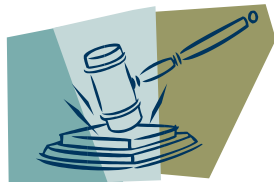
Royal MobileHome Estates, Jacksonville

Gary Walters, acting as Southern Oregon District Director, will be meeting with officers of this chapter on September 25 to discuss various concerns. Members are urged to attend.

Arbor MHP, Portland



The board of one of our newest chapters poses with their MH/OSTA charter. Left to right are Chad Smith, secretary; Sarah Jane Cabine, vice-president; Carlos Morales, treasurer, and Susan Knoke, president. The officers were recently installed by Northern Area District Director Rita Loberger.



Lakewood, Eugene



Wright Towrey was elected president of the newly formed Lakewood OSTA chapter recently. Other officers installed at a meeting in June were, left to right, Dave Barton, vice-president; Janice Fuller, board member; Wright; Grace McGee, board; Linda Sylvester, secretary-treasurer, and Richard Shephard, board member. Jane Capron, district director, presented the charter

Lee's MHP, Eugene

OSTA was just as pleased as Nancy Burns with the reasonably-priced new back door and sturdy stairs and railing installed and built by Aaron's Affordable Contracting from Cottage Grove. Previously Nancy had a stair railing only knee high, which made her nervous carrying loads of laundry down the steps. Also, because of the screen in the door, she can now ventilate her laundry area. She is grateful to OSTA and we were happy to help.



Emerald Valley Alliance (EVA), Eugene

Members and friends from Woodland Park Estates and Briarwood MHP gathered at Briarwood's new community room for a summer evening of music, snacks, and entertainment with special guest Charlie Ricker, Douglas/Coos County District Director, urging them to have fun and support their neighbors. Hostesses Gwen Garey and Sally Baker welcomed everyone, and chapter president Judy Morton explained some of the objectives and upcoming plans of the recently merged chapter. Providing music for dancing and singing were Warren Pritchard and Judy Morton.

A Tween's Guide to Surviving a Hurricane

by: Jacqueline Capron-Allcott

Kids' Space



Something that a lot of kids don't think to prepare for is a very a long period of time without power. Recently Downeast Maine was hit by Hurricane Arthur. I stayed in Eastport, Maine, all summer, so my town was hit by the tail end of this tropical storm. We lost power for thirty hours. This may not sound like a long time, but when it's happening to you, it is.

So to survive a power outage, you'll need the basic essentials: candles, flashlights, food, water, and an app like ITube to download to your smart phone so you can watch videos on YouTube WITHOUT WIFI. If you don't have internet connectivity, try connecting with your family. I spent a lot of time with my family during the storm. We all stayed cozy in the same room, and we occupied each other by talking. My dad, brother, and I even broke out the Scrabble board. The whole experience was a lot better since I got to spend it with my family. Something else that was hard, and admittedly a little funny, was opening the fridge without letting all the cold air out. This can easily be turned into a game: My dad would have me time him while he would open the fridge, grab everything he needed, and close it. I'm pretty sure his record was two seconds. That's pretty impressive!

Another thing that comes in handy is a good book to read. If the book is exciting enough, it will keep you plenty busy during a power outage. Some of my favorite authors are John Green, Veronica Roth, Heather Hepler, and Lauren Myracle. Blankets are really, really important. Keeping snuggly and warm is important. If you don't have a couch, or any area where you can "camp" for a while, I suggest building a "fort" with blankets and stuff. This is super cozy, and also really fun and will give you something to keep busy with.

It's always good to be prepared.

[Ed.'s Note: Our "Ask Anndy" columnist, Anndy Wiselogle, is no longer able to write for us, but we are pleased that Marlena Bertram, will now answer your questions. She is the Executive Director of Your Community Mediators of Yamhill County in McMinnville so knows a lot about how to solve communication problems and arrive at "win-win" solutions. Send your questions to our OSTA mailbox or email them to the Review editor.]



Dear Marlena,

We recently formed an OSTA chapter and a Committee of Seven. The managers put out a newsletter saying that we don't need these groups, that they can take care of things. We need to make the managers understand we'll work with them, not against them, but that they have to respect our rights. — Needing guidance

You absolutely have the right idea about the value of residents working with the managers in a cooperative manner to get the best results in dealing with the many types of grievances that come up in MH parks. One way to approach the managers to create a strong foundation of respect and collaboration would be to ask for a meeting between the new OSTA chapter officers and the managers to explain the benefits to them (the managers) of having a resident group address park grievances at an initial level, before the issues escalate to the point that a park manager even needs to get involved.

Explain that residents who help other residents clarify and resolve issues then have a personal stake in nurturing positive personal relationships among all park residents. Helpful community members being involved in addressing resident disagreements can better support each other in following any agreements that are made, making long-term solutions more likely. It takes a community to build a "culture of peace" where everyone has a part. Thanks for asking!

Dear Marlena,

The houses are real close together in this MH park, which wouldn't matter except the neighbor lady's little dog is an undisciplined, yappy thing that never shuts up, especially when I go into the back yard. What can I do to shut him up? I'm afraid if I go over to the house the dog will bite my ankle. —Cat Lover

First, recognize that you are not alone! When people live close together there are lots of opportunities for aggravations that disturb each other's peace of mind. Usually, the best way to deal with them is by talking directly to the person with whom you have a problem, and it sounds like you've thought of that but you are fairly annoyed and don't want an ankle bite for your trouble. So the first step would be to calmly and respectfully communicate with your neighbor. Perhaps you could call or send a note or ask a friend to tell her you would like to discuss the issue. If you feel comfortable, ask her over for coffee or to meet at the park common room, somewhere you can both be comfortable and undisturbed.

Think about what you want to say ahead of time. Write down a few ideas if that will help you concentrate on the issues. Describe what the problem is and how you feel about it. Don't blame your neighbor for everything or begin the conversation with your opinion of what should be done. It is so important to LISTEN to the other person and find out how she feels. Although you may not agree, tell her that you hear her and are glad that you are discussing the problem together. Once it seems that you understand each other and agree there needs to be a solution, be willing to negotiate until each person is satisfied. Two people cooperating together are much more effective than one person telling another what to do. Write down your agreement and make plans to talk again soon to make sure the agreement is still working, or use the same process to change the agreement or add to it. Breathe a sigh of relief.

If you still need help after trying these suggestions, or if you'd just like skilled help from the get-go, call your local community mediation center and ask for a free mediation provided by trained community mediators experienced with facilitating difficult conversations. I wish you the best of luck in a challenging situation!

Thoughts on Aging—Drivers' Ed

by Gus Daum [use head shot of Gus]



Oregon's DMV recently issued me a renewed driver's license. It will expire in eight years, when I am ninety-eight. I appreciate their confidence in me, greater confidence than some in my family have in me at the wheel.

There is no question that I, and maybe even some of you also, have lost a few steps in our driving skills. It is not just the number of candles on the cake that places greater risk on me and other drivers when I take the wheel:

I don't see as well. They're making street signs smaller, which can cause me to do some panic braking, change lanes too quickly without signaling. And that car that pulled out from a side street half block ahead...

I've been told that I don't hear some things soon enough, like that siren or the driver revving up his engine trying to pass. No one should try talking to me when I am driving.

I have a little arthritis, enough that turning my head to check on my left is hard. "That's why I didn't see you, officer."

A lot of us take meds which can affect our balance, and slow our already slowed reaction time.

An excellent website, *Senior Driving AAA.com* offers good tips for those of us accepting our reduced skills. Primarily, we need to **preplan our drive**.

For instance, in retirement, we don't usually have to go somewhere during peak driving time when the work day begins and ends for the work force. We can avoid keeping up with aggressive, impatient drivers.

MH/OSTA ANNUAL MEETING INVITATION

When: Saturday, November 8, 10 a.m. to 3 p.m.

Where: Village Green Resort, Cottage Grove, Oregon

Cost: \$20/person includes registration and choice of plate lunch

Room and RV reservations: **RESERVE BY WEDNESDAY, OCT. 8**, to secure the following rates on Friday, Nov. 7: Deluxe room--\$69 single or double, Standard room--\$59 single or double. Expanded continental breakfast included with room rate. RV space reservations--\$35. Be sure to say that you're with Manufactured Housing/OSTA.

Directions: From I-5, north or south, take Exit 174 east on Row River Rd. about two blocks to Village Green Resort on the south side of the street.

Registration Form

Cut, complete, and mail form and \$20 check by Nov. 1 to:

MH/OSTA
P.O. Box 701
Springfield, OR 97477

Name(s) _____

Address _____

Park Name _____

Telephone or Email Address _____

Lunch (check one): Hamburger _____ Chicken Marinara _____ Vegetarian _____

(Reservations received after Nov. 1 will be \$25.)

We can also plan our trip for a routine route to avoid the street sign search, and we should avoid left turns wherever possible since our visual perception weakens and left turns are a real source of dangerous accidents.

We can't expect the other driver to obey driving rules. A Federal Highway study of 40,000 drivers showed 80% of drivers running highway stop signs.

Notice cars running red lights? We need to expect the other guy to make mistakes. Hesitation and a careful check both ways at a stop light intersection may save our lives from a broadside crash.

Finally, I recommend the AARP Driving Test, either on-line or at a scheduled local class. First, taking the class saved me about 15 percent on my car insurance, and if I can remember to practice what I learned, these tips might just save my life.

Resident-Owned Community Conversions 2008-2014

[Ed.'s Note: As of January 1, manufactured home park residents must be given notice that they have the Opportunity to Purchase the park where they live if the owner decides to sell. The following manufactured home park communities have converted to resident-owned cooperatives with the help of CASA of Oregon.]

HORIZON HOMEOWNERS COOPERATIVE

McMinnville, OR

Rescued from the brink of closure, the conversion of the former Victor Manor Mobile Home Park into a 30-space resident-owned community in October 2008, was the first of its kind in Oregon using the newly-established non-profit, limited-equity cooperative model, which enables cooperative members to purchase, operate and maintain their manufactured housing communities. The resident-formed Horizon Homeowners Cooperative was able to secure construction and permanent financing from Shorebank, Oregon Housing and Community Services, and CASA of Oregon in order to make the purchase possible. Significant health and safety infrastructure improvements took place the following year. Elias Montemajor, one of the community's members, summed up the mood of the residents, "It feels great to be able to walk on this ground and say 'this is mine, it's mine for the rest of my life.'"

GREEN PASTURES SENIOR COOPERATIVE

Redmond, OR

On October 15, 2009, residents of the 51-space Green Pastures Mobile Home Park, located in Redmond, OR, completed the purchase of their community. Utilizing financing, technical assistance and training from CASA of Oregon, the Northwest Cooperative Development Center, the Community Development Law Center, the Network for Oregon Affordable Housing and Oregon Housing and Community Services, residents organized and formed the Green Pastures Senior Cooperative in order to convert their manufactured home park into a resident-owned community.

"As the only resident-owned community in the area, we're proud of what we've created," said Dick Martin, the Cooperative's Board Treasurer. "We believe that our park offers seniors who are looking for available mobile home spaces a unique opportunity not only to become a part of a community, but also have a voice in how it's operated and maintained. It's an opportunity that they won't find anywhere else."

SAUNDERS CREEK HOMEOWNERS COOPERATIVE

Gold Beach, OR

On April 26, 2011, residents of the 43-space Anchor Mobile Home Park, located in Gold Beach, OR, completed the purchase of their community. Utilizing financing, technical assistance and training from CASA of Oregon, the Rural Community Assistance Corporation (RCAC), Oregon Housing and Community Services and the Community Development Law Center, residents organized and formed the Saunders Creek Homeowners Cooperative in order to convert their manufactured home park into a resident-owned community.

"We did it!" said David Hanna, President of the resident-controlled board. "With help from RCAC and CASA of Oregon, the dream of owning our community became a reality." Now that they own their community, residents will be able to make needed infrastructure improvements to the park. CASA of Oregon will continue to provide technical assistance to the Cooperative, delivering management training and utilizing available resources to help individual residents upgrade or replace their homes.

VIDA LEA COMMUNITY COOPERATIVE

Leaburg, OR

On February 17, 2012, residents of the 33-space Vida Lea Mobile Estates, a senior park in Leaburg, OR, completed the purchase of their community. Utilizing financing and technical assistance from CASA of Oregon, the Network for Oregon Affordable Housing, Oregon Housing and Community Services, the Community

Development Law Center and the Eugene Water & Electric Board, residents organized and formed the Vida Lea Community Cooperative in order to convert their park into a resident-owned community and make necessary infrastructure repairs. "The more we learned about it and how it worked, the majority of us, I think, became a lot more interested in doing it," said Dan Fountain, the Cooperative's Vice President. "We could see the advantages to it. One of the advantages is having control over what happens to the park, and being able to control our rents." Now that the park is under resident control, the Cooperative will begin significant infrastructure improvements with the assistance of CASA of Oregon, including replacement of a dilapidated septic system. "The park is beautiful now, but it's going to be really beautiful when we get through redoing everything," said Travis Blythe, one of the Cooperative's board members.

CLACKAMAS RIVER COMMUNITY COOPERATIVE

Clackamas, OR

On October 26, 2012, residents of the 76-space Clackamas River Village, a manufactured housing park in Clackamas, Oregon, completed the purchase of their community. Utilizing technical assistance from CASA of Oregon and the Community Development Law Center and financing from ROC Capital, residents organized and formed the Clackamas River Community Cooperative in order to convert their park into a resident-owned community and make necessary infrastructure repairs.

"With the help of CASA of Oregon and the support of the Cooperative Members, we were able to take advantage of this unique and rewarding opportunity," said K. Harrison, Interim Vice President of Clackamas River Community Cooperative, adding, "All of the credit goes to the hard work and determination of the Interim Board of Directors."

The cooperative celebrated a successful first year of operations by having members vote to reduce space rents at their annual meeting in October 2013. CASA of Oregon will continue to provide technical assistance to the Cooperative, delivering management training, and offering operational support through the life of the loan.

WEST-SIDE PINES COOPERATIVE

Bend, OR

On July 24, 2013, residents of the 71-space Century Drive Park, a manufactured housing community in Bend, Oregon, completed the purchase of their community. West-Side Pines Cooperative is located in the up-and-coming west-side hub of Bend near shops and supermarkets. The conversion to resident ownership protects residents from the possibility of future displacement due to redevelopment.

Utilizing technical assistance from CASA of Oregon and Lewis & Clark Law School's Small Business Legal Clinic (SBLC), and financing from the Network for Oregon Affordable Housing, CASA of Oregon, Oregon Housing and Community Services and The City of Bend, residents organized and formed the West-Side Pines Cooperative in order to convert their park into a resident-owned community and make necessary infrastructure repairs.

"We did it! We came together as a community and made this project a success. It's wonderful to know that we own the land and can determine the future of our community together", said Leigh Crain, President of West-Side Pines Cooperative.

BELLA VISTA ESTATES COOPERATIVE

Boardman, OR

On January 31, 2014, residents of the 127-space Desert Springs Mobile Home Park closed on the purchase of their community. By establishing the Bella Vista Estates Cooperative, residents were able to access financing from Banner Bank, Rural Community Assistance Corporation and CASA of Oregon. One of the largest resident-owned communities converted to date in Oregon, the preservation of Bella Vista Estates ensures that residents, many of whom are agricultural workers in the area, are able to enjoy economic security and stability.

"We are excited to accomplish this goal for the benefit of the hardworking families in our manufactured housing community. They can rest assured that affordable housing will always be available near their places of work," said Clarissa Jimenez, Interim Board Secretary of Bella Vista Estates Cooperative.



MH/OSTA
PO BOX 701
SPRINGFIELD, OR 97477

PRSR STD
US POSTAGE
PAID
SALEM, OR
PERMIT NO 268

We are your neighbors.

MH/OSTA Vision

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

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

MH/OSTA Mission

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

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

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



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.



<http://mh-ostablog.blogspot.com/>

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
Household annual membership dues.
(that's only \$2.50 per month)

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