



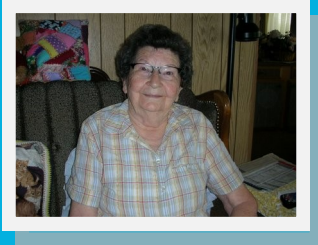
THE osta

Quarterly Review

VOLUME 36 NO. 1

WINTER 2014

OSTA SPOTLIGHT



Virginia, one of our 25 year members, bought a single-wide manufactured home and moved into Meadowlark MHP in 1972. She bought a doublewide when her mother's health required them to live together. They worked on crocheting projects together, and in her home today she still has many of the pillows and doilies they made

She grew up in Sheridan, Oregon, one of four sisters and two brothers. Although she has no children, she still enjoys summer family outings in Buell, about seven miles from the Sheridan home site.

She's belonged to OSTA since 1989, and maintained her membership even though the chapter deactivated for several years. She enjoyed an ice cream and watermelon social this past summer, a event she hopes will lead to many activities now that the Meadowlark OSTA chapter is reactivated. She feels it's good to have chapters in place to impart knowledge to homeowners and help us know our rights.

MH/OSTA Annual Membership Meeting

The 2014 annual meeting convened at Village Green Resort and Gardens in Cottage Grove on November 8 with 68 people attending. Gary Walters, president, conducted the business meeting. Jane Capron, Charlie Ricker, and Matthew Johnson were reelected to continue as board directors for another two years. Gary announced that Andree Tremoulet had retired as a director and that applications are available for anyone who might like to serve on the board. Contact Jane Capron for more information. Gary presented the yearly financial report. For the fiscal years beginning Oct. 1, 2013, and ending Sept. 30, 2014, MH/OSTA's income was \$22,529.45. Expenditures were \$19,648.85.

Chelsea Catto, MH/OSTA board member and CASA of Oregon MHCD Program Director, spoke about steps residents should follow to prepare for possible park purchase should their park owner plan to sell. District 13 Representative Nancy Nathanson spoke about the difficulty but final success of securing an opportunity-to-purchase law due to take effect on January 1, 2015. She also outlined her agenda for the 2015 Legislative session.

Following lunch and entertainment by the OSTA band and chorus accompanied by Judy Morton, an afternoon panel on Aging in Place in Village Neighborhoods invited audience members to add their insights. Guest speaker on the panel was Nancie Fadeley, former State Representative and member of OWL Others on the panel were Joan Stern, Lee's Mobile Home Park in Eugene, Pat Negus, SongBrook in Eugene, and Gary Walters, Myra Lynn Mobile Home Park in Medford. The final presentation was a Question & Answer session with Matthew Johnson, board member and Eugene attorney, providing Chapter 90 answers to questions generated by the members in the audience.



Left to right, Ken Capron, Rep. Nancy Nathanson, Summer Oaks chapter president John Rutledge, Jo Pauly, Carol Rutledge, Linda Walker, and Russ Mullen.

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From the Editor...

Membership in MH/OSTA is your assurance that OSTA, the only organization in Oregon established to help us, continues to help us interpret the Chapter 90 statutes that rule the lives we live on rented land. OSTA offers advice and help to all manufactured home owners renting land in a park, whether the subject concerns pets, neighbors, hazards, landlords, or park purchase by residents.

Without OSTA, we'd be paying fees to have a pet, we probably wouldn't know about mediation or know an attorney who can advise on landlord/tenant law. We wouldn't know who was responsible if a tree fell on our home in a storm. We wouldn't know where to turn if we got an eviction notice and couldn't understand the reason. And we wouldn't know who to turn to if our landlord announced he was selling the park.

People like us, living in manufactured home parks all over the state, are supported by MH/OSTA, a group of volunteers who work hard for us all. Our financial support comes from tax-deductible member dues and donations. Our power to influence legislators comes from our numbers. Our strength comes from people like you who are willing to keep your individual chapters strong by keeping yourselves informed and volunteering to help. Strong chapters help everyone in every park enjoy this lifestyle we have chosen.

Snap Can Raise Money for Oregon

If everyone eligible to receive food stamps would accept them, Oregon would get \$500 Million in federal dollars. But older Oregonians, even though they may be struggling to get enough nutritious food to maintain health, are not applying for them. That means a loss to our local communities that would otherwise help all who are associated with the local food scene. This is not an issue of individual pride but one of economic necessity and growth. For further information go to oregonhunger.org/blob/2913-14-snap-participation-report.

INSIDE THIS ISSUE...

A Solution to Affordable Housing	6
Adopted Schools Need You	6
Carbon Monoxide in your Home	15
Chapter News	4
Dear Marlena	11
From the President	3
Kids Space	13
Long-Term Care in MHP Villages	9
Music Critique	13
NMHOA Convention	14
Oregon's Opportunity to Purchase	3
Pet Talk	12
Reminiscence (Poem)	15
Right 2 Know	9
St Meet Aging in Place	8
St Meet Legislation Report	7

From The President...*Gary Walters*

First of all, I would like to thank Jane and her crew for putting on a first class convention at Cottage Grove. The annual meeting seems to get better every year. We had a very good turnout again with a lot of new members attending. We had very good speakers, also.

Don't forget the opportunity to purchase bill becomes law on January 1. I have had a few inquiries from people who are interested in purchasing their park, so they don't have long to wait for the new law and should start preparing now.

Andree Tremoulet had to resign from the board because of her work schedule, so we are looking for someone to replace her on the board. If you're interested, contact Jane Capron and she will send you an application to fill out.

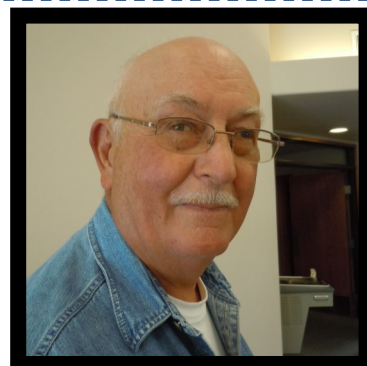
I would also like to mention Wright Towery is the new district director for Lane County. He is taking Jane's place as she is trying to ease the load on her shoulders, but she is still the "spark plug" on the board.

We have run out of money for the Helping Hands project so we will have to wait for more funds to continue that program. At the annual meeting members who replied to questions about continuing Helping Hands were unanimously in favor with some thinking a collaboration between OSTA and chapters would be good. Chapters would apply for aid within their parks and share the cost of that aid with our state organization. We'd like your input on Helping Hands. Should we try to continue it? Will you help by encouraging your parks to donate funds? Let me know your thoughts, please.

Rita Loberger, our vice president and representative to NMHOA, and Charlie Ricker went to Seattle Nov. 13-15 for the national convention. Rita was elected executive secretary. Charlie is Oregon's OSTA trouble shooter for us directors. Out in the field and he is getting a lot of new members. Way to go, Charlie!

In closing, I wish a happy Thanksgiving and a Merry Christmas to all members of OSTA.

Gary



Oregon's Opportunity to Purchase Legislation Becomes Law January 1. Prepare Yourselves!

Chelsea Catto from CASA of Oregon and an OSTA state board member presented information at the annual state meeting on "steps to park purchase," stressing that residents will have just 10 days to respond to the park owner's notice that the park is for sale. That means residents need to plan now for such a possibility. Her complete "steps" is available in the Fall, 2014, OSTA Quarterly Review, which you can download from [bloggingwithmh-osta](http://bloggingwithmh-osta.org). Charlie Ricker, OSTA board member, is traveling the state to answer questions about park purchase and offer guidance. See his contact information on page 2 if you'd like him to speak in your park.

Chelsea stressed that opportunities to preserve our parks and keep rents affordable can be done through purchase via formation of a non-profit cooperative either by residents or some other group or by purchase by an organization like a housing authority. The time to get started is now since time to organize and discuss initial options will be limited (10 days) once your owner notifies you of his intentions to sell. Your owner will deal with just one tenant group within your park.

Useful Links:

Opportunity to Purchase Legislation: <http://tinyurl.com/qav4mcj>

Detailed summary of the legislation: <http://tinyurl.com/nh4w79w>

CASA of Oregon: www.casaoforegon.org

St. Vincent De Paul: www.svdnp.us



Chapter News

Shady Acres/Salem Mobile Estates

from Val Jean Pease, President

We have an active chapter. We meet the third Tuesday of each month at 2 p.m. in our club house. We have from 10 to 15 members attend each meeting and always have cookies, coffee and punch at the end of each meeting. Our park manager works with us and is enforcing the park rules. The most recent rule violation was people who were not approved living in the park. We have our own newsletter and a welcoming committee to greet new residents. We also have a park directory. The OSTA state conference was very informative. Our president, vice president, treasurer and secretary all attended the conference.

Meadow Park, Corvallis

from Maggie Polizzo, president

Every month on the second Saturday we have a community potluck. In November we had a Thanksgiving meal, with the manager paying for the four turkeys, 30 pounds of potatoes for the mashed potatoes, 20 packets of gravy mix and the 10 boxes of Stove Top stuffing with a can of broth to go with it. Different residents volunteered to do the cooking, while other participating residents brought the side dishes and desserts. We had about as 80 people attending.

After dinner we had our annual Charity Gift Basket Auction & Raffle. The gift baskets were put together by different residents with themes like "Movie Night," "Winnie the Pooh," "Chocolate Delite." Local businesses donated to some of the baskets and we have about 20 gift baskets each year. We also had a raffle with items that included homemade cookies and chocolates, bicycle check-ups, free food, haircuts, and even a dozen farm fresh eggs.

Each year the money raised goes to a local charity. Benton County CASA for Children (Court appointed Special Advocates) is the charity we chose to receive the donation this year. Between the raffle and the gift basket auction we raised a total of \$1,330. As the auction came to a close, I heard one resident comment that she had gotten all of her Christmas shopping done. Of all our events, this one has the greatest number of residents participating and everyone had a wonderful time!

Jacksonville Royal Mobile Estates

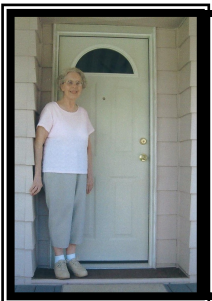
from Dee Evers, president

We are brainstorming ways to get new tenants to attend one of our meetings and hopefully join us. A "get acquainted" event to start the new year will be announced in our January chapter newsletter. We plan to invite Gary Walters, MH/OSTA state president, to come and speak at that meeting. If other chapters have had some success in garnering new members by other means we would welcome suggestions. Please send suggestions to me at eversrite@gmail.com.

Myra Lynne, Medford

from Gary Walters, president

Our old managers finally ran their course and were dismissed rather abruptly. We now have new managers, Dave and Valerie, who have the task of bringing this community back to the five-star park it once was. But I believe they are up to the task as they are doing a wonderful job so far. Phil Taylor, our regional manager did a great job when he hired Dave and Valerie. We can already feel a difference in the community and see people smiling. It will take time but they will "get'er done."



HELPING HANDS Helping Hands has used all the money in the dedicated fund for a total of \$1,717.39 this fiscal year. A total of 141 members have donated \$631.45 to this fund. Until there is more money donated, we have to suspend the program. Our last recipient was Ruth Harrison, Scandia Village in Junction City, shown here with her new front door.

Chapter News Continued

Summer Oaks, Eugene

from John Rutledge, president

The Summer Oaks chapter sent three representatives to the MH/OSTA State meeting in Cottage Grove in November. We felt it was one of the most productive meetings we have attended. There were several ideas suggested by the speakers we felt provided our group positive information to assist in our planning processes.

We met Wright Towery, our Lane County District Manager. He accepted our invitation to speak at our chapter meeting and outline his plans and to seek ways we may cooperate to successfully reach our mutual goals. We found him an open and easy person with whom to discuss issues and problems. We would encourage other chapters to invite him to join you at your next chapter meeting.

Lorraine Anderson was elected to replace Secretary Larry Shelton, who has resigned after eight years of service on the Board. Lorraine has a wealth of experience working on various housing and health care programs, both in Eugene and Salem. She retired from the Eugene Register Guard after 24 years which gave her a unique view of our Eugene communities. In addition, she has been elected to a District representative post for our Northeast Neighbors Association. We hope she can be a bridge between our MH/OSTA chapter and our neighborhood association to enhance our work on common goals and problem solving efforts.

We have begun to explore an improved means to inform our tenants about the goals and needs of the MH/OSTA organization. We will invite our newer tenants to a luncheon to meet neighbors and learn what our park can offer them.

And, two years ago our park established a 'telephone and email tree' to alert tenants of important time sensitive news. It has worked well. However, our chapter members feel we need the same type of mechanism to keep our MH/OSTA group better informed on legislative issues like those Rep Nancy Nathanson has introduced. Several members have expressed an interest to be more involved in supporting Nancy's efforts, but feel the lack of coordination has been a major roadblock. We hope this will assist us to offer more support to our MH/OSTA initiatives at the state level.

River Bend Mobile Resort Park, Reedsport

This brand new chapter elected officers after District Director Charlie Ricker organized the group. He continues to work with them on major concerns.

Sunset View Senior Community, Brookings from Jan Henault, President

During the District Meeting in May, President Gary Walters discussed with those present the line between an OSTA Chapter and a Homeowners' Association (HOA). Since that time, Sunset View has instituted a voting procedure that will allow all homeowners to run for and to vote on board members of the Homeowner's Association. These procedures also allow only current MH/OSTA members to run for the MH/OSTA Board and only current members to vote for them. Other than membership in MH/OSTA, there is nothing to prevent the same people from serving on both boards. December 5 is the date for our annual Christmas Party at the Fire Hall in Harbor. Frank Daily, owner of our Park, gets into the Christmas spirit by providing funds for the turkey, ham, and other dinner delights. Everyone brings a favorite dish and a surprise gift to share. It's always a fun event with Sunset View folks meeting and mingling. Happy Holidays to all!



River Bend officers are, left to right, Bill Isaac, president; Susanne Weston, secretary; Chuck Fehling, sub-officer; Liz Nelson, vice-president, and Dave Nelson, Treasurer. Not shown are two more sub-officers, Randy Osborn and Ann Werner.

Chapter News Continued

SongBrook, Eugene

At the November potluck, Hosts Renee and Johannes Forrer collected funds for Malabon Elementary, SongBrook's adopted school, to help the children with breakfasts and lunch during the school closure for the Christmas holiday. Potlucks are always popular at SongBrook with upwards of 80 people attending, so the "Thanks for Giving" piggy-bank overflowed. Ginny Iverson, OSTA chapter president and a former teacher at Malabon School, will deliver the money and other gifts to the school.

Lakewood, Eugene

from Wright Tower, president

At the OSTA meeting on December 6, John Rutledge, Summer Oaks chapter president, who is retired from the Eugene Police Department, will speak about scams being directed at retired members of the community. We urge everyone in the park interested in protecting themselves to attend this important meeting.

Miller Estates, Central Point

Terry Smith, chapter president, reports that 46 of the 75 households in the park now hold OSTA memberships. He challenges any other chapter to beat their 61.3 percent rate of loyalty to OSTA. Mike Bureau is acting president while Terry and Carol enjoy winter in Yuma.

Adopted Schools Need Attention During Vacations

Too many children in Oregon need the breakfasts and lunches provided by the schools to be alert learners through the day. With schools closed during holidays, there are children who go hungry. Manufactured Home Parks have been purchasing supplies at the beginning of each school year to help the children, but during vacations, school principals and counselors could use some money to buy food packets for some of the needy children. Little gifts are nice, too. Be good Santa Clauses and help the children at your adopted school.

A Solution to Affordable Housing in Our Front Yards

America has an affordable housing crisis with home ownership out of reach for many people today. A study titled "America's Youngest Outcasts" reports that one child out of every 30 is homeless. The Department of Education counted 1.3 million homeless children in public schools, and that doesn't count pre-school children. California, Alabama, and Mississippi have the highest number of homeless children. Oregon ranks 26th. The report states that the blame is three-fold: "poverty, domestic violence, and a lack of affordable housing."

A lack of affordable housing? Manufactured and mobile home park living might be the answer for many more people who are having difficulty finding a place to call home.

According to the Census Bureau, home ownership was just 65 percent last year. Because affordable apartments are often small, expensive, and old, pre-fabricated homes like our manufactured/mobile homes have become a reasonable alternative for many families. Manufactured Housing makes up the largest stock of unsubsidized housing in America with about 18 million people living in them now.

Any mobile home built after 1976 is regulated by HUD building codes for design and construction that limits waste and reduces labor costs. Energy Star certification helps residents save on heating and air-conditioning. Despite space rents and difficult landlords, a brand new manufactured home at an average of \$43 a square foot is more affordable than a site-built home, which cost about \$93 a square foot. There are agencies that will help people who can't afford brand new homes make the down payments on mobile homes that sell for as low as \$3,000. Even with space rents and difficult landlords, our type of housing can be an option to getting children and families into homes where they'll be warm and safe.

One of the obstacles to buying at manufactured homes is that they're considered personal property, like a car, rather than real estate, and loans are more expensive and riskier, especially when buyers are not buying the land underneath. The rates can be twice as much as what they would be for site-built homes. Interest rates on these "chattel loans" can be between 50 and 500 base points above loans for "real" property and have less consumer protection than mortgages.

(Ed. Note: Information in this article is based in part on an article in The Atlantic magazine.)

Legislation Report

Rep. Nancy Nathanson Works for Us

by Mike Berg

Nancy Nathanson, Oregon State District 13 Representative, was a featured speaker at the MH/OSTA state meeting. She has always taken a special interest in the needs of the residents in manufactured home parks and was instrumental in passing the Opportunity to Purchase law that takes effect January 1, 2015.

She explained the tremendous effort it took to hammer out a bill that they could get passed over the objections of some landlords. Working with Rep. Gene Whisnant of Sun River and a coalition of three tenant reps and seven landlord reps to reach an agreeable format, they compromised on three primary points in the bill: to simplify it, to give it a shorter timeline and less onerous obligations and penalties, and to make the procedure for purchasing more in line with real estate purchase.

Some of the problems she will be looking into during the 2015 Legislative session include doing what she can to stop unfair selling practices of managers and landlords. She recently met with a constituent who complained of a practice going on in the park in which she lives. The manager has been purchasing houses at drastically below market sale price and then selling them at market price, making huge profits at the expense of the seller. The individual complained that she had a buyer but the manager refused to approve the co-signer. In this case, the manager called the buyer and offered a different home which he owned. There are other similar stories that arise when a manager or owner is in the business of buying, selling, or renting

homes in the parks. Representative Nathanson's legal assistant will be looking into these practices, along with additional problems regarding taxation of these profits. There is a possibility that owners and managers are not paying taxes on the immense profits they are gaining through purchasing at unfair prices.

She will continue working with the MH coalition in whatever way they might ask, anything from technical fixes or tweaks to specific information.

Representative Nathanson also talked about programs that might be available for manufactured home resident coopera-

tives. Rural Cooperative Development Grants are awarded to nonprofit groups along with other programs that could be beneficial for resident co-ops. She mentioned CASA of Oregon as a good source for information about forming co-ops.

Representative Nathanson said she is always interested to hear ideas to provide better standing for Oregonians when faced with unfair or costly practices. "When individuals are taken advantage of by monolithic industries or sketchy companies, they need consumer protection," she said. Rep. Nathanson finished with a point. There are more than 1,100 Manufactured Home Parks in Oregon, in 57 of the 60 districts, providing more than 63,000 residential spaces for affordable housing. "This is a significant number of people that deserve attention," she said. "Many of these people have little or no voice in government, and they deserve representation."



"Aging in Place" Panel Discusses Park Issues

by Tom Mitchell

The afternoon session of the November MH/OSTA meeting at the Village Green in Cottage Grove began with a panel presentation "Aging in Place in Neighborhood Villages." Former state Representative Nancie Fadeley, Joan Stern, Lee's MHO president, Pat Negus, Songbrook past president, and Gary Walters, Myra Lynn president, made up the panel. Songbrook resident Jane Capron acted as facilitator.

Nancie Fadeley led off with information about the current state of affairs in long term care for those people needing either in-home care services or institutional care. "We do not look forward to living in a nursing home...we want to age in place," she said. "The fear of institutionalization haunts many, even though most older Americans are able to stay in familiar surroundings because family and friends provide care."

Nancie pointed out that the Congressional Budget Office estimates that unpaid family and friends saved U.S. taxpayers \$234 billion in 2011 by providing in-home care for the elderly needing such care. Who provides the bulk of that care? Nancie said, "The average American woman can expect to spend more time caring for parents than for her children."

But that situation is changing. As Americans live longer, and the number of single-person households increases, "baby boomers," especially those who have no family living nearby, have reason to wonder, "Who will take care of me when the time comes?" Medicaid pays only for welfare recipients needing nursing home care. Nancie said, "Good news for Oregon seniors, however, is that from the early 1980's Oregon has been the first state to pay for home- and community-based services." Still, she pointed out, the financial concerns weigh heavily on the elderly needing such care.

One innovative plan began in Boston. In 2001 the need for an organized movement was recognized by a group of neighbors who formed Beacon Hill Village, a support system that enables seniors to continue to live in their own homes. Those wishing to know more about this alternative to nursing homes can find more information on the internet by googling "The Village Movement."

Joan Stern from Lee's park in Eugene explained some of the programs her park is using to foster a greater sense of community, raise money, and assist residents with small project needs.

Pa Negus, past president of the Songbrook chapter in Eugene, said one of the first things that needs to be established when a new resident moves into a park is what kind of services they may need. This may range from practically nothing to a pretty well-defined list of needs.

Gary Walters, president of Myra Lynn, spoke on "The Gift of Giving," a program centered primarily around volunteer help in providing labor for painting, window repair, flooring, etc. Gary noted that professional labor costs are about four times the amount of the total cost of many projects.



Ginny Iverson, Donn Altemus, Jim & Judy Morton, & Gus Daum

RIGHT²KNOW Statute Study Guide ORS 90.740

(Save and Study at your Next MH/OSTA Chapter Meeting)

Tenant obligations:

A tenant shall:

- (1) Install the tenant's manufactured dwelling or floating home and any accessory building or structure on a rented space in compliance with applicable laws and the rental agreement.
- (2) Except as provided by the rental agreement, dispose from the dwelling or home and the rented space all ashes, garbage, rubbish and other waste in a clean, safe and legal manner. With regard to needles, syringes and other infectious waste, as defined in ORS 459.386, the tenant may not dispose of these items by placing them in garbage receptacles or in any other place or manner except as authorized by state and local governmental agencies.
- (3) Behave, and require persons on the premises with the consent of the tenant to behave, in compliance with the rental agreement and with any laws or ordinances that relate to the tenant's behavior as a tenant.
- (4) Except as provided by the rental agreement:
 - (a) Use the rented space and the facility common areas in a reasonable manner considering the purposes for which they were designed and intended;
 - (b) Keep the rented space in every part free from all accumulations of debris, filth, rubbish, garbage, rodents and vermin as the condition of the rented space permits and to the extent that the tenant is responsible for causing the problem. The tenant shall cooperate to a reasonable extent in assisting the landlord in any reasonable effort to remedy the problem;
 - (c) Keep the dwelling or home, and the rented space, safe from the hazards of fire;
 - (d) Install and maintain in the dwelling or home a smoke alarm approved under applicable law;
 - (e) Install and maintain storm water drains on the roof of the dwelling or home and connect the drains to the drainage system, if any;
 - (f) Use electrical, water, storm water drainage and sewage disposal systems in a reasonable manner and maintain the connections to those systems;
 - (g) Refrain from deliberately or negligently destroying, defacing, damaging, impairing or removing any part of the facility, other than the tenant's own dwelling or home, or knowingly permitting any person to do so;
 - (h) Maintain, water and mow or prune any trees, shrubbery or grass on the rented space; and
 - (i) Behave, and require persons on the premises with the consent of the tenant to behave, in a manner that does not disturb the peaceful enjoyment of the premises by neighbors.

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

Matthew Johnson Gives Advice at Annual Meeting

by Mike Berg

Matthew Johnson, an attorney who specializes in Landlord/Tenant Law, was the final presenter at the MH/OSTA Annual Meeting. He responded to questions that were asked by meeting attendees. We learned that his legal advice can be as low as \$100, that 30 days is a reasonable amount of time for a landlord/manager to fix problems like repairing street lights, that requests for help should be put in writing to a manager, and that landlords have no business attending Committee of Seven meetings.

He also spoke about “waiver” for individual tenants, which means that enforcement of all rules has to be done within three months of management learning of the violation. If more than three months have passed, the violation is unenforceable.

When asked if landlords can unilaterally change park rules, he said, “No.” New rules have to be done through proper processes and procedures. He emphasized, however, that new residents can be given different agreements from current residents.

Long-Term Care in Home Villages

from Nancie Fadeley, former State Representative and OWL member

Research shows what many of us already know, that we do not look forward to living in a nursing home, that we want to age in place. The fear of institutionalization haunts many, even though today most older Americans are able to stay in familiar surroundings because family and friends provide care.

The Congressional Budget Office estimates that unpaid family and friends saved U.S. taxpayers \$234 billion in 2011. Those unpaid services enable 80 percent of older Americans needing long-term care to avoid or to delay the more than \$80,000 annual costs of nursing homes, and to age in familiar surroundings. Family care-giving has become so common that it is estimated that 68% of Americans think that, when they need help, family caregivers will provide it.

But, alas, OWL, which was formerly known as The Older Women’s League, has issued a report entitled *Long-Term Care: Managing Our Future*. It warns that we can’t continue to count on family caregivers to provide this care. Demographic changes are the reason for this warning. As Americans live longer, and the number of single-person households increases, Baby Boomers—especially those who have no family living nearby—have reason to wonder, “Who will take care of me?”

Such concerns have prompted searches for innovations like the Village Movement, a movement that began in this country in 2001 when some neighbors came together to develop Beacon Hill Village, a support system that enables seniors to continue to live in their own homes. Boston’s Beacon Hill Village has a professional manager who ensures that needed services are available to the residents, services like transportation to the grocery store or to a doctor’s appointment, bookkeeping and yard work. Volunteers provide much of this help so a major responsibility of the village’s paid staff is recruiting volunteers.

Usually these villages are nonprofit organizations supported by annual membership fees, and sometimes by grants. Often the village seems somewhat like a concierge that identifies resources that provide assistance and information members would receive in a retirement community without uprooting their household.

The Village Movement is new, but growing. There is now a Village (VtV) Network, a group that provides assistance to new villages and tracks their growth. Anyone wishing to know about this alternative to nursing homes can find it on the internet under “The Village Movement.”

Dear Marlena,

When a big limb from a huge old cottonwood split and fell and broke on my rose arbor just outside my bedroom window, I had an arborist come look at the tree, which he declared a hazard tree. I showed the manager his report and asked to have the tree removed, or at least the dangerous limbs, but they aren't doing anything. I'm afraid to sleep in my house for fear more limbs will smash into my bedroom. The OSTA director says I should call an attorney, but I hate to go to the trouble and possible expense of a lawsuit. Do you have any suggestions?

--Fearful

Dear Fearful,

This sounds like a problem you'd want to resolve as soon as possible, and there is a way to try to do it without going to the trouble and expense of going the legal route. Luckily, in most areas of Oregon community mediation centers exist to provide effective, confidential and free mediation services that can assist you in addressing a problem like yours promptly – often within just a few days of contacting them.

Intake staff will listen to the details of your dispute, then contact your park manager to encourage their participation in mediation with you as an alternative to possible legal action. Facilitated by trained mediators, the discussions in mediation help both sides to understand each other better. In a very high percentage of mediated disputes, both parties leave with a written agreement that satisfies everyone.

No one wants to live in fear, and when your park manager hears you tell your perspective, and you listen to their concerns, your mediators can help you both find a reasonable resolution without the trouble and expense of a lawsuit and the potential of seriously harming the relationship between you.

Dear Marlena,

I'm having some issues with my next-door neighbors. The subjects involve dogs, bushes, garbage, excessive noise, etc. The big problem is they speak only Spanish and I speak only English and sometimes I wonder if they're cussing me out. Do the county mediation centers have bilingual mediators or can you provide translators when you come to help us?

--Willing to Compromise

Dear Willing to Compromise,

That is a lot of issues to have with your neighbors! Perhaps the first step you might take is to inform your park manager of the problems so that if park rules are being broken, the manager can work directly with your neighbors in resolving the violations.

If some or all of the problems do not rise to the level of breaking park rules, you can check with your local community mediation center to see if they can provide a mediation between you and your neighbor using bilingual mediators and/or have interpreters who can assist. The only way to find out is to ask!

Sometimes a mediation center does not have bilingual mediators or interpreters, and in that case they often check with a neighboring mediation center for help in serving their local area residents. Centers may also check with other community resources to find bilingual interpreters to help with the discussions and try to be creative in finding ways to be able to respond to all requests for conflict resolution.

Another idea - There may be other bilingual park residents, perhaps with the same problem with your neighbor, who could help bridge the communication gap. A facilitated park meeting addressing the issues you raised, that your "offending" neighbors would attend, could also be considered. A cross-cultural potluck attached to the meeting might increase everyone's attendance and enhance positive relationships.

As you can see, there are several approaches that can be taken. Speak first with your park manager, and then possibly with your local community mediation center staff to decide which strategy would work best for your situation.



Thoughts on Aging—Pet Talk

by Gus Daum

I like pets. I also like 98% of pet owners---make that I like all pet owners, but there are a few whose pets can't seem to train them. You may have seen those untrained owners, perhaps in another park or on another street. I don't know these owners personally, but

I've heard about them.

There is a guy who forgets to leash his dog when they go out for the morning walk. He knows the rules, but his dog is so well behaved that he doesn't always bother. The worst thing the dog does is to be too friendly and wipe his front paws on someone's clean slacks.

And another fellow who really means to pick up after his dog's scooper duty, but forgot to bring the scoop or a baggie this time, and the time before that---

And the lady who remembers the leash on her dog, who has grown too strong for her, arthritis you know. Petey is such a dear and would never bite, you know. He does break away to befriend any dog or cat that he sees. Someone mentioned a choke collar to her, but she can't stand to hurt "little" Petey.

I like cats, in someone else's house or big ones caged in a zoo. I don't like their using my flower beds for a litter box, or loose on the street at night "just let out for a few minutes," long enough to cause mating calls, or set dogs yowling when I was just about asleep.

Maybe, if I weren't so old and crotchety, things like that wouldn't bother me. Perhaps a distemper shot would soften my attitude, help me be more tolerant.

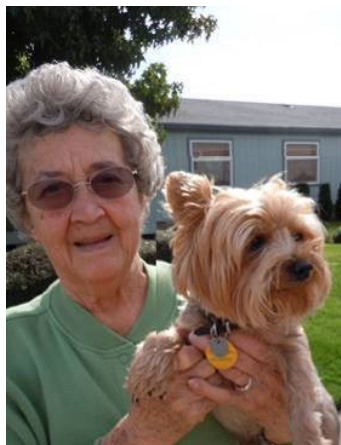
Are You and Your Pets Prepared for an Emergency?

When Hurricane Katrina hit New Orleans, many people were separated from their pets. A flyer prepared by FEMA, ASPCA, American Kennel Club and others discusses emergency preparedness for pets.

The flyer suggest having a supply kit of airtight, waterproof containers with at least three days of food and water, extra medicines your pet takes regularly, first aid supplies like bandages, scissors, antibiotic ointment, flea and tick powder, latex gloves, isopropyl alcohol. Your pet should wear a collar with its rabies tag and ID and you should have an extra leash and ID tag in the kit. You should also have pet registration information and vaccination and other medical records in the kit. If your pet has an ID microchip, you might talk to your vet and enroll the pet in a recovery database.

If an emergency requires you to leave home, you need a roomy carrier for your pet, some familiar toys/ bedding, a litter box, and sanitation supplies. Bleach is good to have in the kit: 16 drops of regular household liquid bleach will purify a gallon of water for use by both you and your pet. Put a photo of you and your pet together in the kit for identification purposes in case you get separated.

Establish a buddy system with a friend or neighbor so they know your evacuation plans and where you keep the supply kit. Have a contact list that includes your vet, pet shelters or kennels, and people to call that might help. FEMA also recommends keeping a "Pet Inside" sticker on your door or window to alert firefighters and other workers to the number and kinds of pets in your home and your cell phone number. More information is available at 1-800-BE-READY and www.ready.gov.



Sparky, a Yorkshire Terrier and his housemate, Betty Brownson, observe all the pet rules at Song-Brook and are good friends with the neighbors.

How to Master Online Shopping

by Jacqueline Capron-Allcott

Kids' Space



Everyone can admit that online shopping is no easy task. However, when you don't have access to certain stores in your area, or you just don't feel like leaving the house, it can be easy or treacherous to pick out something you won't have to send back. With the holidays coming up, it's important to make good purchases.

The first thing that will make things 100% easier is using the information that is given to you! Read the size charts. If you aren't sure what your measurements are, ask a local seamstress, or anyone with a measuring tape, and then just look at the size charts and you're good to go!

One of the worst feelings when you order something is when it comes made of a totally different material than you thought. Those tiny pictures on websites make it hard to tell of what things are made. Carefully read the description of the item. If you order a shirt thinking it's a cotton sweatshirt, but it turns out to be a cable knit sweater, you won't be satisfied.

The last tip I can give you is to have what you want to buy in mind. Buying a new style that you've never tried before online is very risky. You'll never know if you won't like how it looks on, and the return process will be a lot harder. Stick to the styles you know and love, or research something new you want to buy. Just search a keyword like "army jacket" or "skater skirt" and see images that come up. Ask yourself if this purchase matches your style and the clothes you already have. If yes, then you're one step closer to buying it. If no, it's time to try something else.

Musical Interlude at Annual Meeting Picks On Beatles, Harvard Drinking Society, MH Landlords

by Gus Daum, critic

The first and probably final production of the musical production, ALL TOGETHER NOW, was presented at the annual meeting of Manufactured Housing/OSTA. Unfortunately, the acoustics were quite good.

The musical, developed by Producer Composer Jane Capron, features lyrics appropriate to the joys and woes of manufactured housing residents and enthusiasts, and adapted to those venerable melodies, Yellow Submarine and Whiffenpoof Song. It should be noted that the latter melody was originally developed for performance after 2 a.m. with a keg or two close by. Nevertheless, we applaud Ms. Capron's courage and enthusiasm, given her musical training which concluded in her elementary school years.



The first segment, a chant rather than musical of the Beatles' "All Together Now," requires no musical critique by me. Our president, Gary Walters, tried to inject enthusiasm and better efforts, with the comment, "Wasn't that something?" But all were waiting with bated breath for the melodies to follow.

Ms. Capron served as lead vocalist, sometimes on key, played the soup kettle drum and was accompanied by Judy Morton as pianist/vocalist, Ken Capron on wine glasses, Wendy Reynolds on pie pan cymbals, Jane Mickus on measuring cups maracas, Jim Wall on microwave bacon dish, and Rita Loberger, who asked not to be identified.

The audience had been issued kazoos, a faux instrument that had not touched their lips in decades. Their valiant efforts failed to overcome any imperfections in the lead performers.

(Lyrics to "All Together Now," "We All Live in a Manufacture House," and "Moo! Moo! Moo!—The Whiffenpoof Song" are printed on the blog for use by chapters.



NMHOA Convention

from Rita Loberger, Executive Board Secretary

Twelve states were represented at the mid-November NMHOA National Manufactured Home Owners Association (NMHOA) convention this year. Those attending included OSTA board members Rita Loberger, Charlie Ricker, Chelsea Catto, and members Andree Tremoulet and Julie Massa.

David Semelsberger, an attorney from California, spoke on Friday evening about the \$111,000,000 lawsuit his firm won for the San Jose ELS- owned community. This was a five-year endeavor in which 61 homeowners held their ground to establish habitable living conditions for themselves and their fellow residents. He would be willing to advise lawyers in other states on similar cases.

We were also addressed by Carolyn Carter and John Val Alst of the National Consumer Law Center in Washington D.C. and Doug Ryan from CFED who works at the National level for financing our MH homes. Dr. Paulette Cross from the University of Utah spoke on the diversity we share in our communities and how to overcome the stigma of the term "trailer trash." The last presentation on Friday was given by Miriam Axel-Lute and Ansel Herz, reporters who told us how to obtain better media coverage.

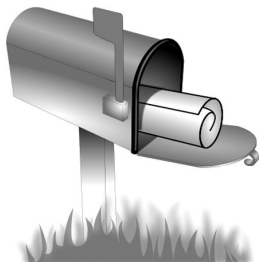
Saturday Eric Moss, a representative from the Washington State attorney-general's office, spoke on alternative dispute resolution that here in Oregon does not rise to the level of AG adjudication. We in Oregon are required to work thru the coalition headed by John VanLandingham where we formulate the bills with the owners, managers and those involved with state manufactured housing contacts. These bills are then passed into law thru the legislature where they become the Chapter 90 under which we are governed.

The closing session was led by the executive director, Ishbel Dickens, and MNHOA president, Tim Sheahan. Ishbel was acknowledged for receiving the Affordable Housing Lifetime Achievement Award from the Washington State Housing Finance Commission in October.

At the closing event Saturday morning Myra Close, NMHOA treasurer, presented the budget for the year. Newly elected to board offices were Dr. Paulette Cross as Western vice president, Ann Sadler as member-at-large member, Ed Green as South Region vice president, and Rita Loberger as executive board secretary.



New NMHOA board: Front, left to right: Anne Sadler, Jacki DeVore, Susan Bond (Ishbel's asst.) Myra Close, Rita Loberger. Back: Gary Miller, Lori Dibble, Andy Bergman, Ishbel Dickens, Tim Sheahan, Dr. Paulette Cross, Ed Green, Carla Burr.



NOTES IN OUR MAILBOX

Due to health circumstances we have relocated to our daughter's home in western New York. We will always support your endeavors in our communications with others.

—Robert & Maxine Snelgrove, formerly of Angel Haven MHP, Tualatin

We are no longer living in a mobile home park. However, I am donating \$30 to MH/OSTA because I believe in what you are doing. —J. King Price, Harbor, OR

(Ed.'s Note: We thank the Snelgroves and the Prices for their faith in OSTA. Anyone who wants to support our work can be an associate member and help promote manufactured home communities as an affordable lifestyle.)

Carbon Monoxide in your Home

(Ed.'s Note: The following article from the NMHOA website was translated into the Spanish version which follows by Amelia Odeen, community organizer with AMHO in Washington State. Most of our homes aren't equipped with Carbon monoxide detectors, but they probably should be.)

As the weather continues to be cold, you may be using your furnace more, please be aware of some possible hazards. Thomas Rodgers has long been campaigning to educate manufactured home owners about the invisible danger some of you might be experiencing if the air intake and furnace exhaust systems in your home are located too close together on the roof.

The standard distance for most residential structures is 10' but in some manufactured homes the distance between intake and exhaust is only 3' and therefore depending on the wind direction you could end up breathing in stale air, including carbon monoxide.

Thomas has put together a website highlighting the possible dangers: www.gassingamerica.com

Please be aware that some of the content of this site is disturbing. However, Mr. Rodgers' message is getting out and indeed the Government Accountability Office recently produced a report as a result of his persistence on the issue: <http://www.gao.gov/products/GAO-13-52>

Please ensure your home is safe and equip it with both smoke and carbon monoxide detectors.

Monóxido de Carbono en su Casa

A medida que continúa el clima frío, quizás usted está usando el calefactor mas, por favor sea consciente de algunos peligros posibles. Por mucho tiempo Thomas Rodgers ha hecho campaña para educar propietarios de casas manufacturadas sobre los peligros invisibles que existen en la casa si los sistemas de admisión y extracción de aire fueron colocados demasiado cerca juntos en el techo. Es posible que los peligros existan en su casa y no lo sabe.

La distancia estándar para la mayoría de estructuras residenciales es 10' pero en algunas casas manufacturadas la distancia entre admisión y extracción de aire es solamente 3' y por lo tanto, dependiendo en la dirección del viento usted podría inhalar aire viciado, incluyendo monóxido de carbono.

Thomas ha creado un sitio web que destaca los posibles peligros: www.gassingamerica.com. Por favor tenga en cuenta que hay contenido en este sitio que es perturbador. Sin embargo, el mensaje de Senior Rodgers está ganando atención. La Government Accountability Office (Oficina de Rendición de Cuentas del Gobierno de los EE.UU.) recién ha producido un informe sobre este tema como resultado de la persistencia de Tom Rodgers: <http://www.gao.gov/products/GAO-13-52>

Asegúrese de que su casa es segura, equípala con detectores de humo y monóxido de carbono.

Reminiscence

by Gus Daum

It is so hard to be happy,
someone wisely said,
when you refuse to let go
of the things that make you sad.
So I choose instead to focus
on the things that make me glad.
I'm glad to be warm in winter,
to be cool in summer's heat.
Time has dulled my taste buds,
but I've more than enough to eat.
I've a lifetime full of memories,
most of which are sweet.

The colored leaves of autumn,
the fresh bright greens of spring,
the fruit on roadside stands
that summer's warmth will bring,
the smell of baking cookies
and the Christmas songs we sing.

Loved ones of another day,
friendships new and old
filled my life in yesteryear,
remain in mind so clear,
their presence crosses timelines
as though remaining here.



Charlie Ricker, Rita Loberger, Ginger Walters and Wright Towery at state meeting.



Rep. Nancy Nathanson and Jane Capron, enjoying lunch at the state meeting.

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MH/OSTA
Manufactured Housing / Oregon State Tenants Association

We are your neighbors.

MH/OSTA Vision

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

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

MH/OSTA Mission

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

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

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



MH/OSTA
PO BOX 701
SPRINGFIELD, OR 97477

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



HELPING HANDS

Helping Hands has used all the money in the dedicated fund for a total of \$1,717.39 this fiscal year. A total of 141 members have donated \$631.45 to this fund. Until there is more money donated, we have to suspend the program. Our last recipient was Ruth Harrison, Scandia Village in Junction City, shown here with her new front door.

DECEMBER

Thank You for your Support!

