



# THE osta

## Quarterly Review

### Volunteer Spotlight— Susan DeLateur



Susan is the OSTA Helping Hands fairy god-mother. The fund was out of money until she waved her wand with a

generous donation.

An OSTA volunteer for OSTA over 10 years, she retired as District Director for the Salem area in 2012. She had also served as Board secretary for MHOO, our former organization. Susan joined OSTA in 1989, which puts her in our “Over 25” club, meaning she has been a member for over 25 years.

She retired from the U.S. Army and also from the State of Oregon, where she worked in various departments. She also served as a volunteer with the state police handicapped parking patrol in Salem. She currently lives at Salem Greene Mobile Estates and is looking forward to her 60th Roseburg High School reunion. She’s lived in various cities in Oregon but Salem has been home since 1980.

She appreciates the work OSTA does and the people who give it so much of their time and effort.

VOLUME 36 NO. 2

SPRING 2015

### OSTA Resumes Offering a Helping Hand to Our Members

Because of a generous donation from retired Salem District Director, Susan DeLateur, your MH-OSTA Board of Directors is pleased to announce that we are again offering a Helping Hand to qualifying OSTA members.

Established two years ago by a vote of the Board, the fund helped 13 of our members with the cost of modifications to their homes to make it easier for them to age in place. Repairing steps, fixing plumbing, and replacing doors and windows is expensive, and the original \$5,000 allotted for the program was nearly exhausted by August, last year, and therefore no more applications were accepted.

At the January Board meeting, the directors voted unanimously to match Susan’s donation and again offer a Helping Hand to members who qualify. While we have gained some funding through our donation drive (see the Helping Hands thermometers in this issue), until Susan sent us her tax-deductible check, we didn’t have enough money to be able to encourage any more of you to apply.

Chapters have donated as much as \$50 and individuals generally have given between \$10 and \$30. We were pleased to get a recent second donation from Marvin Baker at Salem Greene MHP. He was the first person to put money into the fund when it was established. We continue to encourage chapters to put out a donation basket at their meetings, since every little bit adds up to helping someone in our Neighborhood of Manufactured Home Villages. We also direct your attention to “Chapter News” in this issue where Dick Miller from Terrace Lake MHP tells how residents there help each other. Help doesn’t have to come just from the state organization.

Susan’s letter follows:

*I’ve read the Helping Hands article in the Winter 2014 issue of The OSTA Review [and am] making a donation to the MH-OSTA fund....Please find enclosed my check...to be used specifically for this program/fund. I hope this will be helpful and that MH-OSTA will again be able to aid members with projects needed for their “Aging in Place.”*

*Sincerely,*

*Susan DeLateur*

To apply, contact Jane Capron, Board Secretary.



**MH/OSTA**  
Manufactured Housing / Oregon State Tenants Association

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## *From the Editor...*

*(A friend sent the following via e-mail and I just couldn't resist sharing.)*

### **Engineering Conversion Factors**

Ratio of an igloo's circumference to its diameter = Eskimo Pi  
2000 pounds of Chinese Soup = Won ton  
1 millionth of a mouthwash = 1 microscope  
Time between slipping on a peel and smacking the pavement = 1Bananosecond  
Weight an evangelist carries with God = 1 billigram  
Time it takes to sail 220 yards at 1 nautical mile per hour = Knotfurlong  
365.25 days of drinking low-calorie beer = 1 Lite year  
16.5 feet in the Twilight Zone = 1 rod Sterling  
Half a large intestine = 1 semicolon  
1,000,000 aches = 1 megahurtz  
Basic unit of laryngitis = 1 hoarsepower  
Shortest distance between two jokes = 1 straight line  
2000 mockingbirds = two kilomockingbirds  
1 kilogram of falling figs = 1 Fig Newton  
1000 cc's of wet socks = 1 liter hosen

## **Need OSTA Information?**

**Remember that our blog site, [blogging with mh-osta](http://bloggingwithmh-osta.org), has current contact information on all directors including phone numbers and email addresses. On the blog go to "Directory."**

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## From The President...*Gary Walters*

I want to thank Susan DeLateur, one of our board members who had to retire a few years ago for her generous check to be used for the Helping Hands project. Also thanks to the Board for matching Susan's money so now we can help people out again.

We had elections for the Executive Board and we were all voted back in the same positions we held before, but we are still short a few board members. If you are interested call Jane Capron and she will send you a packet to fill out.

We have new managers here at Myra Lynne in Medford where I live. They have worked wonders here the way they have turned the community around in the four months they have been here.

Breaking News in the State Legislature: the MH/Landlord Coalition bill, HB 3016, sponsored by Representatives Nathanson, Kennemer, Gilliam, and Gomborg, was introduced in late February. It includes three "fixes" to the Opportunity to Purchase statute. John Van Landingham is planning amendments to the bill that concern abandoned MHs and back taxes, habitability/maintaining the ground under the home, and conflict of interest/sales. We'll have more on HB 3016 next issue.

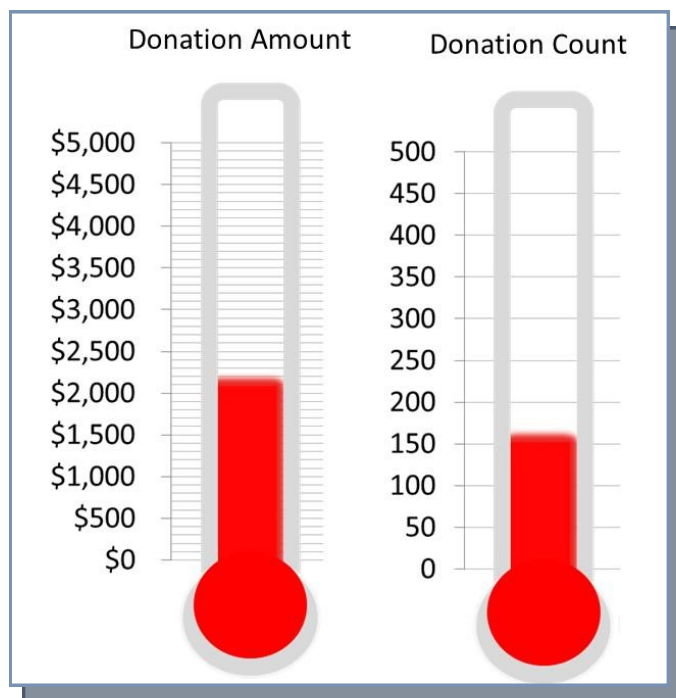
Take care, stay healthy and look in on your neighbor.



*Gary*

## Helping Hands Donation Drive Results March 1, 2014--March 1, 2015

We Can Continue the Program as Long as Your Donations Keep Coming In!



*Thanks for your continued support!!*



[www.pdixonphotography.com](http://www.pdixonphotography.com)

The Washington State Housing Finance Commission recently presented Ishbel Dickens, executive director of NMHOA, with the Margaret M. Sevy Lifetime Achievement Award for her 27 years of work on behalf of manufactured home communities. "Manufactured home owners are an amazing group of people," Dickens said. "They are working constantly to preserve their little piece of the American dream, often in difficult and heartbreaking circumstances. That's why this work is so important to me."



## Chapter News

### Lane District Meeting March 21 for All Area Chapters

*from Jane Capron, District Director*

Plan to spend some time learning about and discussing state statutes regarding park rules. We have a clearly-written handout for guidance, and this will be an excellent meeting for people new to park living to attend. Non-OSTA members are welcome to come and hopefully join. We'll try to cut off problems "at the pass" so there won't be so many surprises down the road. The meeting will begin at 10:30 a.m. on Saturday, March 21, at SongBrook, 4055 Royal Avenue in Eugene.

I am sad to say that Wright Towery needed to step down as District Director due to health concerns. Until a couple of people offer to be trained to help me as deputy directors, I will do my best to answer your questions and encourage your membership.

### Miller Estates MHP

*from Terry Smith, chapter president*

The Miller Estates Neighborhood has joined the "Adopt a Street" program. This is a two year program to keep a designated street assigned by the city clean of trash. This requires Miller Estates volunteers to clean the street one time each quarter for the two year period (total of eight times). We are required to take safety classes and wear safety vests when picking up trash with sticks and bags furnished by the city. A sign posted at each end of the street says "Adopt a Street—Miller Estates Homeowners." Other valuable services we offer include our "Adopt a School" program and group rates for "Mercy Flights" ground ambulance service and air transport service.

To maintain our high percentage of OSTA membership, we give each new resident a welcome basket, a copy of the latest park phone directory, and a copy of the monthly newsletter, edited by Paula Chambers. We make follow-up calls to new residents describing the advantages of membership.

### Sunset Village, Salem

*from Charlie Morat*

After 24 years our manager has been replaced and Sunset Village MHP has hired a professional management team, the office has been moved to the clubhouse and is staffed daily, and the park is now one anybody would enjoy living in with many activities to enjoy. Contact Dennis Morgan in No. 73 or me, Charlie Morat, in No. 1 or email me at [moratcharles@centurylink.net](mailto:moratcharles@centurylink.net) for information on OSTA and park activities. I am a long-time, proud OSTA member, and I see a great future here.

### Lakeridge of Eugene

*from Tom Mitchell, chapter president*

Officers of the Lakeridge chapter were busy signing up new members and handing out kisses during the January monthly breakfast. The breakfast usually serves about 60-70 residents, and between the poster announcing the opportunity to join MH/OSTA posted by the mailboxes and the banner in the breakfast area, several residents joined our organization. Although some accused the Lakeridge officers of jumping the gun on St. Valentine's Day by promising kisses, most were not disappointed.



Lakeridge officers from left : Russ McDaniel, Dennis Gardner, Anne Reynolds, and former chapter president, Barbara Mitchell. (Photo by Tom Mitchell, current president)

## Chapter News Continued

### **Scandia Village, Junction City**

*from Ruth Kiscoan, chapter president*

Seven new members joined so far this year to make Scandia Village one of the fastest growing chapters in the state. At a February meeting, Charlie Ricker applauded the work the group is doing with their own, in-park helping hands program and their efforts to handle problems and understand the state statutes. Congratulations went to the Plumlees, who did a beautiful Christmas decorating job on their mobile home this year. They received a gift of \$150 from the park owners.

### **Lakewood, Eugene**

*from Hermina Fink*

Aruna Aleem and Kent Calvin maintain a medical equipment library here in Lakewood Park. They store donated walkers, bathroom chairs and all sorts of useful and necessary items. These are lent free of charge to park residents who may be recovering from surgery or need assistance after an accident or other medical event. Their volunteer work is greatly appreciated and the ease with which this transfer occurs is so welcome when dealing with medical issues.

### **Terrace Lake, Salem**

*from Dick Miller*

Terrace Lake does not have a specific group of "handymen" that assists residents that are unable to accomplish certain things that need to be done. However, here is some of what has been happening in the park: During last winter's snow and difficult driving conditions several residents with all-wheel drive vehicles used them to transport others to doctor appointments, grocery shopping, getting needed prescriptions, etc. Last summer a group of neighbors stripped and replaced caulking and did some painting to prepare a house for winter for a resident. Neighbors helped a resident repair a fence that was storm damaged. Also, there is at least one resident that built a needed fence for their neighbor and provided meals as needed. In the three years that my wife and I have lived in Terrace Lake, we have found an impressive, park-wide attitude of neighbors caring about neighbors and being willing to go above and beyond when assisting others.

### **Center Street MHP, Salem**



Officers for our newest chapter are back, Carol Williams, secretary, and David Goodlett, president and front, Kristine Scholby, vice-president.



Scandia Committee of Seven officers with Charlie Ricker are left to right, Mary Walsh, Sharon Plumlee, Eileen Parchen, and chair, Donna Zabel

*(Ed. 's Note:*

*This is what the Neighborhood Village Movement is all about. We're so pleased to learn that Terrance Lake, Lakewood, and Scandia Village are offering helping hands to their neighbors. Please let us know ways people in your park help each other so we can share with all our members.)*



## Would You Make a Good OSTA Director? Take this Test and Find Out

This is said to be a real test given by the Human Relations Departments of major corporations today to help get better insight concerning their employees and prospective employees. Dr. Phil scored 55; Oprah scored 38. Charlie Ricker scored 48 and Jane Capron got a 43. Answers are for who you are now and not who you were in the past. Have pen or pencil and paper ready.

1. **When do you feel your best?**

- A) in the morning
- B) during the afternoon and early evening
- C) late at night

2. **You usually walk...**

- A) fairly fast, with long steps
- B) fairly fast, with little steps
- C) less fast head up, looking the world in the face
- D) less fast, head down
- E) very slowly

3. **When talking to people you...**

- A) stand with your arms folded
- B) have your hands clasped
- C) have one or both your hands on your hips
- D) touch or push the person to whom you are talking
- E) play with your ear, touch your chin, or smooth your hair

4. **When relaxing, you sit with...**

- A) your knees bent with your legs neatly side by side
- B) your legs crossed
- C) your legs stretched out or straight
- D) one leg curled under you

5. **When something really amuses you, you react with...**

- A) a big appreciative laugh
- B) a laugh, but not a loud one
- C) a quiet chuckle
- D) a sheepish smile

6. **When you go to a party or social gathering you...**

- A) make a loud entrance so everyone notices you
- B) make a quiet entrance, looking around for someone you know
- C) make the quietest entrance, trying to stay unnoticed.

7. **You're working very hard, concentrating hard, and you're interrupted...**

- A) welcome the break
- B) feel extremely irritated
- C) vary between these two extremes

8. **Which of the following colors do you like most?**

- A) red or orange
- B) black
- C) yellow or light blue
- D) green
- E) dark blue or purple
- F) white
- G) brown or gray

9. **When you are in bed at night, in those last few moments before going to sleep you are...**

- A) stretched out on your back
- B) stretched out face down on your stomach
- C) on your side, slightly curled
- D) with your head on one arm
- E) with your head under the covers

10. **You often dream that you are...**

- A) falling
- B) fighting or struggling
- C) searching for something or somebody
- D) flying or floating
- E) you usually have dreamless sleep
- F) your dreams are always pleasant

**Turn to page 15 to learn if you are a good candidate to help us promote MH-OSTA!** Add up the total number of points. If you score somewhere between 35 and 52, we want to hear from you!



# RIGHT<sup>2</sup>KNOW Statute Study Guide ORS 90.680—So You Want to Sell Your House

## 90.680 Sale of dwelling or home on rented space; duties and rights of seller, prospective purchaser and landlord.

- (1) A landlord may not deny any manufactured dwelling or floating home space tenant the right to sell a manufactured dwelling or floating home on a rented space or require the tenant to remove the dwelling or home from the space solely on the basis of the sale.
- (2) The landlord may not exact a commission or fee for the sale of a manufactured dwelling or floating home on a rented space unless the landlord has acted as agent for the seller pursuant to written contract.
- (3) The landlord may not deny the tenant the right to place a "for sale" sign on or in a manufactured dwelling or floating home owned by the tenant. The size, placement and character of such signs shall be subject to reasonable rules of the landlord.
- (4) If the prospective purchaser of a manufactured dwelling or floating home desires to leave the dwelling or home on the rented space and become a tenant, the landlord may require in the rental agreement:
  - (a) Except when a termination or abandonment occurs, that a tenant give not more than 10 days' notice in writing prior to the sale of the dwelling or home on a rented space;
  - (b) That prior to the sale, the prospective purchaser submit to the landlord a complete and accurate written application for occupancy of the dwelling or home as a tenant after the sale is finalized and that a prospective purchaser may not occupy the dwelling or home until after the prospective purchaser is accepted by the landlord as a tenant;

*Comment - This means that you every right to offer your manufactured home for sale and the landlord can't say otherwise. Period.*

*Comment - Many landlords and/ or managers are happy to act as your sales agent, listing and showing your house to potential buyers. In that case they will charge you for their efforts, maybe a percentage of the sale or a flat fee. If you choose to sell your house yourself or have an outside realtor sell it for you, your landlord can't charge you any money for the sale.*

*Comment - You have the right to put a "house for sale" sign on your space, but the landlord has the final say on the size of the sign, where it's located, and even the lettering.*

*Comment -*

*Comment - Unless you're evicted or you abandon your home, you need to give the landlord a written notice that you have a potential buyer 10 days before the buyer can be accepted by the landlord.*

*Comment - This means that the people who buy your house must fill out an application with the landlord and be accepted by him or her before they can move into your house. If the landlord declines their application, they can't live in the park in your house.*

### 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](http://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*

## RIGHT<sup>2</sup>KNOW Statute ORS 90.680 Study Guide Cont

- (c) That a tenant give notice to any lienholder, prospective purchaser or person licensed to sell dwellings or homes of the requirements of paragraphs (b) and (d) of this subsection, the location of all properly functioning smoke alarms and any other rules and regulations of the facility such as those described in ORS 90.510 (5)(b), (f), (g), (i) and (j);
- (d) If the sale is not by a lienholder, that the prospective purchaser pay in full all rents, fees, deposits or charges owed by the tenant as authorized under ORS 90.140 and the rental agreement, prior to the landlord's acceptance of the prospective purchaser as a tenant.
- (5) If a landlord requires a prospective purchaser to submit an application for occupancy as a tenant under subsection (4) of this section, at the time that the landlord gives the prospective purchaser an application the landlord shall also give the prospective purchaser copies of the statement of policy, the rental agreement and the facility rules and regulations, including any conditions imposed on a subsequent sale, all as provided by ORS 90.510. The terms of the statement, rental agreement and rules and regulations need not be the same as those in the selling tenant's statement, rental agreement and rules and regulations.
- (6) The following apply if a landlord receives an application for tenancy from a prospective purchaser under subsection (4) of this section:
  - (a) The landlord shall accept or reject the prospective purchaser's application within seven days following the day the landlord receives a complete and accurate written application. An application is not complete until the prospective purchaser pays any required applicant screening charge and provides the landlord with all information and documentation, including any financial data and references, required by the landlord pursuant to ORS 90.510 (5)(i). The landlord and the prospective purchaser may agree to a longer time period for the landlord to evaluate the prospective purchaser's application or to allow the prospective purchaser to address any failure to meet the landlord's screening or admission criteria.
  - (b) If a tenant has not previously given the landlord the 10 days' notice required under subsection (4)(a) of this section, the period provided for the landlord to accept or reject a complete and accurate written application is extended to 10 days.

*Comment - If you still owe money to a mortgage company or other lienholder or if you're using a realtor to sell your house, you need to tell where all the required smoke alarms are located and...*

*Comment - You must either pay all back and current rents and fees and any other charges or tell your buyers they'll have to pay them. These charges need to be settled before the landlord will accept your buyer.*

*Comment - Everybody who rents space in a park needs a copy of their rental agreement, a statement of policy, and the rules and regulations. Your potential buyer needs to get these three forms from your landlord before the buy is finalized. The forms won't necessarily be the same as the paperwork you got.*

*Comment -*

*Comment - These are the landlords requirements that the purchaser of your house must meet and can include an application fee to cover such things as a credit check or criminal background check.*

*Comment - See 4 (a) above. If you haven't given the 10-day notice that you have a seller, the landlord can take 10 days to decide, not just seven, whether or not to accept your buyer.*



## RIGHT<sup>2</sup>KNOW Statute ORS 90.680 Study Guide Cont

(c) The landlord may not unreasonably reject a prospective purchaser as a tenant. Reasonable cause for rejection includes, but is not limited to, failure of the prospective purchaser to meet the landlord's conditions for approval as provided in ORS 90.510 (5)(i) or failure of the prospective purchaser's references to respond to the landlord's timely request for verification within the time allowed for acceptance or rejection under paragraph (a) of this subsection. Except as provided in paragraph (c) of this subsection, the landlord shall furnish to the seller and purchaser a written statement of the reasons for the rejection.

(d) If a rejection under paragraph (b) of this subsection is based upon a consumer report, as defined in 15 U.S.C. 1681a for purposes of the federal Fair Credit Reporting Act, the landlord may not disclose the contents of the report to anyone other than the purchaser. The landlord shall disclose to the seller in writing that the rejection is based upon information contained within a consumer report and that the landlord may not disclose the information within the report.

(7) The following apply if a landlord does not require a prospective purchaser to submit an application for occupancy as a tenant under subsection (4) of this section or if the landlord does not accept or reject the prospective purchaser as a tenant within the time required under subsection (6) of this section:

- (a) The landlord waives any right to bring an action against the tenant under the rental agreement for breach of the landlord's right to establish conditions upon and approve a prospective purchaser of the tenant's dwelling or home;
- (b) The prospective purchaser, upon completion of the sale, may occupy the dwelling or home as a tenant under the same conditions and terms as the tenant who sold the dwelling or home;
- (c) If the prospective purchaser becomes a new tenant, the landlord may impose conditions or terms on the tenancy that are inconsistent with the terms and conditions of the seller's rental agreement only if the new tenant agrees in writing.

*Comment - The landlord can turn your buyers down and refuse to let them live in the park if they don't respond to his requirements like providing income or other information in a "timely manner," probably the 7-10 days, which can be extended if the buyer and landlord agree. ORS 90.510 (5)(i) states that the sale "must be in conformance with state and federal law and may include, but are not limited to, conditions as to pets, number of occupants and screening or admission criteria"; If the landlord rejects your buyers' application and refuses to let them move into the park, he needs to tell in writing both the buyers and you, the seller the reason(s) for the rejection. BUT...*

*Comment - In other words, you don't get to know what's in your buyers' credit report.*

*Comment - It would be unusual for a landlord not to require a buyer to fill out an application, but he might not do it within the 7-10 days time frame. In that case...*

*Comment - the landlord gives up his right to sue*

*Comment - your buyer can take over your rental agreement with the same terms you have and*

*Comment - The landlord can't make any changes unless your buyer agrees in writing.*

## RIGHT<sup>2</sup>KNOW Statute ORS 90.680 Study Guide Cont

(8) A landlord may not, because of the age, size, style or original construction material of the dwelling or home or because the dwelling or home was built prior to adoption of the National Manufactured Housing Construction and Safety Standards Act of 1974 (42 U.S.C. 5403), in compliance with the standards of that Act in effect at that time or in compliance with the state building code as defined in ORS 455.010:

*Comment -*

- (a) Reject an application for tenancy from a prospective purchaser of an existing dwelling or home on a rented space within a facility; or
- (b) Require a prospective purchaser of an existing dwelling or home on a rented space within a facility to remove the dwelling or home from the rented space.

*Comment -*

(9) A tenant who has received a notice pursuant to ORS 90.632 may sell the tenant's dwelling or home in compliance with this section during the notice period. The tenant shall provide a prospective purchaser with a copy of any outstanding notice given pursuant to ORS 90.632 prior to a sale. The landlord may also give any prospective purchaser a copy of any such notice. The landlord may require as a condition of tenancy that a prospective purchaser who desires to leave the dwelling or home on the rented space and become a tenant must comply with the notice within the notice period consistent with ORS 90.632.

*Comment - As long as your house meets the standards of the building code in effect when it was built and is in good repair, you're entitled to sell it and the landlord can't require it be moved out of the park or reject your buyer because the house is old.*

*Comment - This means that if you owe back rent or have been given notices to make repairs, your new buyer will be obligated to see that these expenses and requirements are met.*

If the tenancy has been terminated pursuant to ORS 90.632, or the notice period provided in ORS 90.632 has expired without a correction of cause or extension of time to correct, a prospective purchaser does not have a right to leave the dwelling or home on the rented space and become a tenant.

*Comment - If the time allowed for you to make the corrections stated in the notices has expired and no corrections have been made, your buyer can't move in and the house will probably be removed from the park.*

(10) Except as provided by subsection (9) of this section, after a tenancy has ended and during the period provided by ORS 90.675 (6) and (8), a former tenant retains the right to sell the tenant's dwelling or home to a purchaser who wishes to leave the dwelling or home on the rented space and become a tenant as provided by this section, if the former tenant makes timely periodic payment of all storage charges as provided by ORS 90.675 (7)(b), maintains the dwelling or home and the rented space on which it is stored and enters the premises only with the written permission of the landlord.

*Comment - If you move out without selling your house but still want to offer it for sale, you can do so as long as you pay rent on the space and any storage charges. You can no longer enter the house for any reason unless you have written permission from the landlord. You are now a former tenant and have no rights without the landlord's permission.*

Payment of the storage charges or maintenance of the dwelling or home and the space does not create or reinstate a tenancy or create a waiver pursuant to ORS 90.412 or 90.417. A former tenant may not enter the premises without the written permission of the landlord, including entry to maintain the dwelling or home or the space or to facilitate a sale.

*Comment - In other words: bye bye!*

Dear Marlana,

*My next-door neighbors leave a shed door open. I was stalked when I lived in another town, and I know stalkers like to hide out in spaces like sheds. The neighbors are not very friendly so I don't think I can talk to them. I want them to keep that door closed. --Frightened*



Dear Frightened,

My sense is that your past experience of being stalked makes you extra-sensitive of that happening again, and you perceive an open shed door as being a potential threat to your personal safety. I believe that most people are caring, and I think that if your neighbors know how strongly you feel about their open shed door, they would make an effort to keep it closed.

In resolving conflicts, the first step must always be to consider talking openly to the other person with whom you have the problem. Direct conversation is much more effective than sending a letter, shouting at them or complaining to others. Choose a good time to talk, in a quiet place, and think through what to say ahead of time. Explain the problem and how it affects you.

If you feel that you might still need help in having this conversation with your “not very friendly” neighbors, you might ask a mutual friend in the park to have you both over for coffee or tea and bring up the subject then.

Another alternative - With a request from you, your local community mediation center would be happy to contact your neighbors about scheduling a free mediation between the two of you. During the session, impartial mediators introduce a process that helps you understand each other's points of view, explore solutions and diffuse what might be a difficult situation. What can you lose? Hopefully you lose your anxiety and worry, while gaining peace and perhaps new friends.

Dear Marlana,

*In past years some residents provided a bench on the lake in our park so people could enjoy the view. Now the landlord wants to place a house in that area and residents will have no access to the lake other than to peer at it through a gate. Since management didn't originally provide the bench, probably it isn't a legal amenity, but it is a selling point and a picture of the lake and bench is on the park website. What can we say to the landlord? We want our bench left where it is —Duck Lover*

Dear Duck Lover,

I can really understand how important a peaceful lakeshore visit might be to you and other park residents, especially given the close living conditions normally found in a manufactured dwelling park setting. Perhaps the park management doesn't fully understand the significance of eliminating this “livability” feature for current and future residents as it considers removing it to make room for a single additional home. Certainly the website photo of the lakeside bench would have to go if the lakeside bench was no longer available to residents.

A good first step would be to ask a few of the other residents to join you in contacting your local community mediation center to request a park-wide meeting with the park management to discuss impact on residents of the proposed loss of access to the lake, and the viewing bench.

Your mediation center can provide a trained facilitator (at no cost) to guide the discussion so that everyone attending can share their thoughts and perspectives in a calm and safe way. Through that process, an agreement would very likely be reached that would meet everyone's interests. Park managers want happy residents, and when they see how much their residents value having the lakeside park bench, they may well see their plans to eliminate it in a whole new light.



## **Mediation Memo from Marlana Continued**

*Dear Marlana,*

*The new maintenance man in our park is a relative of the manager, and he isn't doing a good job of taking care of the place. There's trash in the streets and sometimes the dumpsters overflow and when we complain the manager just shrugs her shoulders and then he starts being mean to the people, like glaring at them, and if he speaks, it's in a nasty way. We just want our park to be nice and tidy like it used to be. We're getting organized into an OSTA chapter so we can have some power to get our park (and maintenance man) functioning better. The OSTA district director says we should tell the manager we want to work with her to make the park a good place to live. Do you have suggestions about what our approach should be or what we should do? —Hopeful*

Dear Hopeful,

No one wants to live in a messy environment, and I applaud your efforts to do something about it! Your local community mediation center can help to effectively address this stressful situation in a diplomatic and courteous way. A call to them to explain your situation will start the process of them contacting your manager to set up a meeting between management and park residents to discuss the situation. Your newly-organized OSTA chapter could be the core of residents for the meeting (probably any park resident could attend if they wanted), along with the park manager and maintenance man.

A mediation center facilitator can provide just enough structure to keep the discussion open, amicable and calm, while allowing those wishing to express their thoughts and opinions to do so in a respectful atmosphere. In nearly all cases, such facilitated discussions result in a written agreement that meets everyone's interests. When people have the opportunity to speak their minds, get to know each other better and understand each other's perspectives, that understanding leads to significantly improved relationships. And this can end up leading to a better park environment for you all.

*Dear Marlana,*

*We're thinking of getting mediation. What does it cost? Do you have group rates? Can a group ask you for help with a problem or does it have to be just one or two people with a problem? —Penny Pinchers*

Dear Penny Pinchers,

I'm so glad to hear from you! You are among the growing numbers of people who are aware that mediation is available, and is an effective problem-solving process that also improves relationships within families, neighborhoods, businesses and communities.

Mediation and facilitation services are delivered at no cost to residents and managers of manufactured dwelling parks if those mediation centers have a service contract with the Oregon Housing and Community Services. For others, community mediation centers throughout Oregon have differing fee schedules for their services; however many such services are free or offered at low-cost.

Mediations, which typically involve two people (or couples, or families) in a conflict, are strictly confidential. Common types of mediations include neighbor-to-neighbor, landlord-tenant, property dispute, parent-adolescent, parenting plan update, consumer-merchant, small claims, school truancy, workplace issues – almost any conflict other than serious adult crime and in-depth relationship issues.

Facilitations, on the other hand, can involve groups of people who want the assistance of a trained facilitator to help them work through a problem or help in a special focus area, such as goal-setting or team-building – and this process is not necessarily confidential.

A call to your local mediation center can address your specific need and questions.

## Thoughts on Aging—Staying Young

by Gus Daum

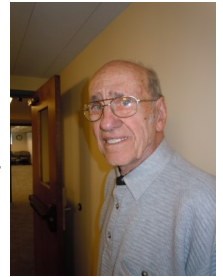
*The Owner's Manual for Extending Your Lifetime Warranty*

I was attracted to this book by the subtitle. Cleverly illustrated and written under the name of a couple of doctors, one of them, Dr. Oz, it contains more medical terminology than I will remember or pronounce correctly—*telomeres*, *mitochondria*, *sirtuin*, and *vagus nerves*, among others. It does, however, emphasize that too many of us are getting old before we get old. We add more years to our life without adding more life to our years.

To summarize a few of their facts:

1. Aging is reversible---all we need is a nudge. Our best anti-aging tools are controlling calories, building strength, getting quality sleep. Why did I already know that?
2. Genetics are only a factor in aging, 25% by the authors' assessment. The oversize belt on Uncle Henry and Grandpa came more from their spaghetti and beer habits than the genes we inherited from them.
3. The dental flossing so important to our dentist and our remaining teeth also controls infectious bacteria that are dangerous to our heart health.
4. Our rate of aging accelerates at about age 40, but we can slow or reverse that rate by altering certain behaviors. After three years of abstaining from bad habits ((think smoking, drinking, etc.), the effect on our body is as though we have never had those bad habits (they say).
5. The dreaded Alzheimer's and dementia are but a reminder that our brains need exercising as well as our bodies. Crossword puzzles may help, but more important is the *new* in our lives. It's more important to begin to read, to write (even poetry), to join a tai chi or dance group, to learn the piano, guitar, or violin (as long as we have a soundproof room in the house or a housemate willing to leave home during practice sessions.)
6. Encouragingly, heroics are not demanded. We can make progress by *some* increase in exercise, by *some* reduction in calorie intake, and by reducing the stress that affects our sleep habits.

The book makes reference to something called real age, offering the website [www.realage.com](http://www.realage.com) to compare with one's calendar age. Don't be disappointed, as I was, with the results. Although my real age came out a tad below my calendar age, it should be obvious to anyone that my real age should have been a whole lot younger. I am extremely fit and youthful, and the test had to have overstated my real age. My neighbor laughed when I said that.



## Saving Time

by Jacqueline Capron-Allcott

## Kids' Space

Daylight Savings Time is fast approaching. Check your calendar. It's closer than you thought, huh? With a day made of only 23 hours rushing towards us, I've come up with some surefire tips for making the best of every day, from planning things out to warding off distractions to stay focused, I've got you covered.

Some of the easiest ways to save time are the most obvious methods; like keeping a planner, calendar, or to-do list. For example, making a to-do list every morning when you wake up or every night before you go to sleep is very effective. It helps you use your time conservatively and can help prevent you from taking an hour or two to ponder what to do next. Same thing goes for planning out your week, or even month. Planners and calendars are helpful for things like doctor appointments and meetings, but can also help drill your schedule into your memory, if you fill them out thoroughly enough.

One thing that has always helped me get motivated to work is positive and upbeat music. Different studies have different results, but there's one thing for sure: good music can improve your mood. I know that if I'm in a good mood, it's a million times easier to get every day chores or tasks finished.

The last thing that helps me save time is having my materials all in place. This means keeping my pencils and pens organized and ready to be used, but it also means keeping things that will *distract* me from my work out of sight. For example, if I leave my phone sitting face-up right next to my workspace, I'm bound to check my notifications every two minutes and never accomplish anything. However, if I keep it behind me, I'll eventually forget it's there, and get much more accomplished.

The world isn't the easiest thing to ignore when you're trying to get things done, so it helps to plan ahead. Hopefully, these tips can help you out and ensure that you make the most of each and every day.



## Linux for the Average Computer User

by Duane Canady, Chalet Village, Springfield

Are you frustrated by what Microsoft is offering in desktop operating systems these days?

Are you tired of malware and viruses and having to have your computer serviced because it has become infected? Do you spend the majority of your time on your computer just using your browser?

If you don't feel the need to have the latest and greatest computer and you are not someone who owns a computer just so you can play games, you are undoubtedly a good candidate to switch to a version of Linux as your operating system, and it will run just fine on your old computer. Linux is a noncommercial operating system. It was developed by Linus Torvalds and has free software developed by users all over the world. I have been using Linux operating systems for about 15 years now, having decided to switch to Linux back in 2000. I can honestly say I have no regrets and considerably less frustration in my computing than I did back when I used Microsoft operating systems.

I primarily use Debian-based systems, a Linux distribution, as they are called, that is constantly being updated. It is the basis for many other Linux operating systems. I like the Debian system because it is fool-proof and easy to install and keep up-to-date. The software resides in repositories, that is servers set aside for that purpose only, which you connect to and update regularly. Some Linux systems are offered commercially with services and support included.

Linux is not susceptible to viruses like Windows systems are, and it is designed to have new software installed only from trusted sources. Linux does not use the same programs that Windows systems do but there are many applications, as they are called, to do anything that you want.

When I first started using Linux it was harder to find help than it is now. But nowadays there are forums and wikis and online guides to help the new Linux user. I belong to the MX and Mepis Community which has one of the friendliest help forums there is.

Linux has gotten easier to install, although Microsoft has of late been trying to put roadblocks in potential users faces with its adoption of the new EFI in place of the old BIOS system.

If you only need a new operating system and not a new computer, that may not be a problem.

Linux now leads the world in operating systems, serving the internet, the primary system in mobile devices, the cloud, and megacomputers. Only on the desktop does Microsoft still have more users, and Microsoft has alienated its own users lately and driven some of them to switch to mobile devices.

Isn't it time you considered Linux for your next operating system?



***Linux is a great operating system. I have installed Linux on four computers in Songbrook, including the computer in the clubhouse library.***  
***—George Mickus, Song-Brook resident computer consultant***





## What a Shame That Compassion Has So Little Value

*from Rita Loberger*

I visited Forest Park Mobile Village in Oregon City last July on a day when the temperature was 90 degrees or more. During the meeting two women came in to say, "The water is off again." I asked the owner why, and he said he was "conserving water." Later I was told it was common for him to shut off all the water. Some residents, including one with a handicapped child needing hydrotherapy, have had problems because the water in their houses—when the water is on—has ecoli in the system.

This mother, with a nine-year-old with Cystic Fibrosis, was late with her rent payments because the monthly check she receives from the state doesn't arrive in time for her to travel to the new rent drop box, which had been moved to a location in Beaverton, some distance away. She thought, however, that her January check, dated January 3, was timely until she got an eviction notice for late payments, late because the manager, without telling her, refused to accept her check.

She asked for a trial, and we were able to obtain the services of a MH tenant attorney in the Portland area. On February 4, they went to court, with me sitting in. In addition, to support our counter suits against the manager, there were two witnesses who testified about their extensive medical and surgical bills connected with the water issues in the park.

The judge seemed to know very little about MH laws and all but ignored our counter-suits about the water, the closed laundry facility (the landlord closed it off, probably to conserve water), the drop box for rent payments available only during certain hours.

Just before the trial the electricity to her house was shut off. Now she had no way to care for her child's needs, and she was given four days to vacate.

This single mother is probably going to have her child taken from her because she has nowhere to live. The home she has invested her savings in is not moveable. A shelter will not take her with the child. The attorney isn't willing to appeal the suit. And she has an eviction on her record. Her question to me the evening after the trial was, "Where do I go? What can I do?"

What could I say?

Q No	Answer Values							Your
	A	B	C	D	E	F	G	Ans Val
1.	2	4	6					
2.	6	4	7	2	1			
3.	4	2	5	7	6			
4.	4	6	2	1				
5.	6	4	3	5	2			
6.	6	4	2					
7.	6	2	4					
8.	6	7	5	4	3	2	1	
9.	7	6	4	2	1			
10.	4	2	3	5	6	1		
Total Answer Values								

**OVER 60 POINTS:** Others see you as someone they should 'handle with care'. You're seen as vain, self-centered, and someone who is extremely dominant. Others may admire you, wishing they could be more like you, but don't always trust you, hesitating to become too deeply involved with you.

**51 TO 60 POINTS:** Others see you as an exciting, highly volatile, rather impulsive personality, a natural leader, who's quick to make decisions, though not always the right ones. They see you as bold and adventuresome, someone who will try anything once, someone who takes chances and enjoys an adventure. They enjoy being in your company because of the excitement you radiate.

**41 TO 50 POINTS:** Others see you as fresh, lively, charming, amusing, practical, and always interesting, someone who's constantly in the center of attention, but sufficiently well balanced not to let it go to their head. They also see you as kind, considerate, and understanding, someone who'll always cheer them up and help them out.

**31 TO 40 POINTS:** Others see you as sensible, cautious, careful & practical. They see you as clever, gifted, or talented, but modest. Not a person who makes friends too quickly or easily, but someone who's extremely loyal to friends you do make and who expects the same loyalty in return. Those who really get to know you, realize it takes a lot to shake your trust in your friends, but equally that it takes you a long time to get over if that trust is ever broken.

**21 TO 30 POINTS:** Your friends see you as painstaking and fussy. They see you as very cautious, extremely careful, a slow and steady plodder. It would really surprise them if you ever did something impulsively or on the spur of the moment, expecting you to examine everything carefully from every angle and then, usually decide against it. They think this reaction is caused partly by your careful nature.

**UNDER 21 POINTS:** People think you are shy, nervous, and indecisive, someone who needs looking after, who always wants someone else to make the decisions and who doesn't want to get involved with anyone or anything! They see you as a worrier who always sees problems that don't exist. Some people think you're boring. Only those who know you well, know that you aren't.

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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  
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If a friend or neighbor gave you this copy of THE  
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**YES!**

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

☐

NEW MEMBER

☐

RENEWAL

☐

ASSOCIATE MEMBER

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MEMBER NUMBER

LAST NAME

FIRST NAME

NAME OF SECOND PERSON IN HOUSEHOLD

ADDRESS

SPACE NUMBER

CITY/STATE/ZIP

HOME PHONE WITH AREA CODE

CELL PHONE WITH AREA CODE

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