



THE osta

Quarterly Review

Volunteer Spotlight— Lana and Ray Mahoney

Lana and Ray have been preparing MH/OSTA renewal letters for the past couple years but are now taking a little break because Lana had surgery on her shoulder recently. Ray said he would continue, but since he has to cook and clean house, Jo Anne Downey volunteered to take over stuffing envelopes while he keeps house.



Lana's rotator cuff was so torn up that surgeons had to reverse the ball and joint in her shoulder rather than just do a replacement. A former nurse, she and Ray, a retired supervisor of a veneer company, moved to SongBrook MHP in Eugene and joined OSTA five years ago. They enjoy manufactured home park living and participate in many community activities. Their rather large dog, Duke, loves the park's dog run and anyone who comes to visit. The Mahoney's have two sons and a daughter and are especially proud of their granddaughters, one a teacher and the other a med student at Duke.

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Record Crowd Attends 2015 Annual Meeting

A hundred people, some in costumes, packed into the meeting room at the Village Green in Cottage Grove for the annual MH/OSTA



meeting on Halloween. Members came from as far away as Beaverton to the north and Brookings to the south. Gary Walters, state president, conducted the

business meeting, where current directors were reelected to the board. Morning speakers included Kylin Parks, ambassador and community organizer for NMHOA, the national organization, and Legislators Sen. Sara Gelser from Albany and Rep. Nancy Nathanson from Eugene, who honored two homeowners from Falcon Wood Village in Eugene. Donna McAdams and Susan Sparks testified several times to help pass HB3016A. Representative Nathanson presented them each with a copy of the bill signed by the Governor and other officials, and OSTA members joined Representative Nathanson in applauding their efforts that help us all when we want to sell our homes.



Mike Berg Reports on the NMHOA Speaker

Kylin Parks' primary function is to improve the balance of power between manufactured home owners and property owners. She travels to different states to assist in the formation of home owner associations. She is a manufactured home owner herself, at Alpine Ridge in Seattle. Her activism began when her own community was threatened after a contractor bought the property.

(Continued on p. 4)



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Manufactured Housing / Oregon State Tenants Association

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From the Editor...

Reports from HUD are showing that the number of U.S. households that spend half their income on rent is increasing and will continue to increase because rents are rising faster than wages.

Manufactured homes are considered an affordable solution to the problem, even though some of us seniors don't find our homes to be all that affordable with continuing increases in rent, health care, outrageous hikes in the cost of necessary medications, and utility charges with "special assessment" like \$10 submeter reading fees, and all with no increase in Social Security.

It's not just seniors losing ground. In 2014, nearly 20.5 million Americans under the age of 50 were living below the poverty level. As these people can't afford to buy homes, they must move into rental property, where the median rental rate was \$803 a month last year and continues to rise, to a median high of \$3,500 in San Francisco for a one-bedroom apartment. In Seattle some renters have seen their rents increased as much as 150%.

The woman who cuts my hair expects to be evicted from the small garage apartment she's been renting in Eugene because her landlord wants the space. She's been told she'll have to wait at least a year for a HUD apartment. She isn't sure she could afford the rent in a manufactured home park and she hasn't the money to buy a small "trailer" anyway. She will rely on friends or sleep in her car. She has a job and could still end up homeless as the rent affordability crisis leads to ever increasing homelessness. The rate of people doubling up and living with family and friends to avoid being homeless has increased 67% since 2007.

Escalating rents in some Oregon MH communities are approaching the \$800 median rate. It is hoped that our Landlord/Tenant Coalition with the help of Legislators and others can work to reach agreement on offering us some relief. John VanLandingham is asking us to send him rent histories so he'll have figures to present to the coalition [see directory at left for his address].

We really need our members to attend Coalition meetings and speak on behalf of everyone who rents the land under their homes. The meetings are from 9 a.m. to noon at 2255 State Street, Salem. Upcoming meetings are scheduled for December 15 and January 20.

INSIDE THIS ISSUE...

Adopt a School.....	10
Annual Meeting Silent Auction Helps Helping Hands	12
Boo the Landlord and Afternoon Workshop Sessions	5
Chapter News.....	6
From the President	3
Mediation with Marlana.....	13
Minutes of the MH/OSTA State Meeting	3
RIGHT2KNOW 900.645/650 PARK CLOSURE	7-9
Submetering.....	11
Thoughts on Aging – Forgetting.....	12

From The President...*Gary Walters*

Hi, Everyone,

You folks that didn't come to the convention the 31st of October missed a very good one. We had over 100 members attend the meeting. That's a very good turnout in my book. Our speakers were Kylin Parks from NMHOA, State Rep.

Nancy Nathanson, and State Sen. Sara Gelser.

The workshop tables were a very big hit as members learned a lot at them. Good job to all who worked so hard sharing information at the tables. And to everybody else who worked on the meeting, you did good, too.

We won't be having a Board meeting in December as we usually take the month off for a breather, so you chapter presidents won't be getting any minutes. Minutes of the state meeting are printed below. I would like to thank all of you members for the support you give to OSTA and wish you all a very Merry Christmas and a Happy New Year.

Look in on your neighbors when you can. Until next year be safe and stay healthy.



My Christmas decorations are up for all our precious neighborhood kids to enjoy. It is so much fun to watch those kids get excited when I turn them on.



Gary



MH/OSTA Annual Membership Meeting

The 2015 annual meeting convened at the Village Green Resort and Gardens in Cottage Grove, Oregon, at 10 a.m. on Saturday, October 31, with 100 people attending.

The business meeting began at 10:15. Gary Walters, president, welcomed attendees and conducted the election of board directors whose terms were expiring or who had been appointed by the board. State bylaws require half of the directors to be elected each year. To meet that requirement Chelsea Catto, Judy Morton, and Rita Loberger were reelected for two-year terms and Peggy Pound-Wilson, Jo Anne Downey, Charlie Ricker, and John VanLandingham were elected for one-year terms. Gary reminded members that they may apply to be a director at any time by contacting Jane Capron, secretary, for an application. The board has the authority to appoint additional members.

Judy Morton, financial chair, reported that the organization ended the fiscal year on September 30, 2014, with \$25,409.00 in income and \$11,478.13 in expenditures, leaving a total surplus of \$13,930.87. Business was concluded by 10:30 for the start of the day's program. Gary adjourned the annual meeting at 3 p.m.

Jane Capron, Board Secretary

(Continued from p. 1)

Washington had no OSTA-type organization at the time to help manufactured home communities. After saving her own community, she became active throughout the state, helping to organize home owner associations at other manufactured home parks. She has helped work on a tenants' bill of rights for those that own their homes, but not the ground below them. She also helped start a "Presidents' Connection" to improve communication between all state associations which interact during monthly conference calls on subjects like creating an effective newsletter, looking for tools to overcome apathy, state networking, and promoting legislation.

It is important to understand that property owners have high-priced representatives that are "good at strong arming city councils," she said, adding that property owners make changes that don't look bad for home owners, but are. NMHOA is working to level the field. When asked for the most important point that we should take from her talk, she said, "We are all ambassadors for unsubsidized affordable housing and our lifestyle. We want to keep what we have. It is more cost effective to save a community than to lose it." Find a NMHOA membership application on p. 15 in this issue.

The second morning speaker was Rep. Nancy Nathanson from District 13 in Eugene.

Tom Mitchell reports

Whenever manufactured home residents need a voice in the state legislature, we can always count on Representative Nancy Nathanson. As Rep. Nathanson explained, it has taken six years to develop and enact meaningful legislation that offers increased protection and opportunities for park residents. Most recently the passage of HB3016 provides residents with the opportunity to purchase their parks should an owner offer the park for sale. The details of the bill appeared in the summer issue of the Quarterly Review.

Another important aspect of the bill is the protection afforded residents who have their house on the market, but are competing with the park landlord's own "for sale" units. The home owners, who are tenants in the park, and the park owner, should be competing equally in the marketplace for buyers. In other words, no unfair advantage should be taken by the owner/management in competition for prospective buyers.

An additional provision amended the habitability requirement for manufactured home parks to include the provision of natural gas or propane, if available, and maintenance of the surface or ground under the manufactured home.

Of course there were many other bills that Rep. Nathanson worked on and were passed, including health care, personal injury protection, environmental issues, hospital discharge policies, among others. Between the House and Senate about 2,800 bills were introduced and slightly over 900 were passed.

It is gratifying to know that the effort Rep. Nathanson has devoted to insuring that we, as homeowners, have her and others like her in the Legislature looking out for our interests of people in 63,000 spaces in 1,100 parks in Oregon.

Senator Sara Gelser from District 8 in Albany shared the speaker's table.

Mike Berg reports

Sara Gelser represents the people Linn and Benton County including Corvallis and Albany and heads the Human Services Committee in the Senate. In the past legislative session she drafted an amendment on rent control and worked on a bill for inclusionary zoning. These are bills that could have a direct effect on manufactured home owners. At a committee meeting to consider a rent control bill, the only participants were members of the manufactured housing and landlord community. The draft did not make it out of committee. But she stressed that our state legislators can often get results without passing bills.

They can use their leverage to raise issues to assist in landlord/tenant relations. This is integral in helping to maintain communities for affordable housing. As an example she told of a circumstance that happened at a manufactured home park in Albany. There were a number of complaints, like three rent increases in a year, and being charged a late fee because the manager never bothered to empty the rent deposit box until after the rent was due. When residents contacted the owner about these problems, there was no response. When Senator Gelser looked into taking legislative

Continued on p. 5)

(Continued from p. 4)

action against these discrepancies, she was suddenly and frequently being contacted by lobbyists for the park owner. She arranged a meeting between the home owners in the park and the park owner and they were able to work out solutions.

"Boo the Landlord" and Afternoon Workshop Sessions

Following a buffet lunch and a Gary-and-Jane skit that highlighted egregious actions of some landlords, members chose from eight breakout sessions: conducting a chapter meeting with Rita Loberger, membership recruitment and retention with Terry Smith and Joan Stern, committees of seven with Charlie Ricker, legal aid with Matthew Johnson, aging in place with Peggy Pound-Wilson, submetering with John VanLandingham, park purchase with Chelsea Catto, and blogging with mh-osta, led by Judy Morton.



Membership



Sen. Sara Gelser



Chapter Meetings



Sub metering



Registration



Committees of Seven



Aging in Place



Legal Aid



Workshop Sign-up Table

Annual meeting photos by Mike Berg and Charlie Ricker

Chapter News

Gainsborough, Eugene

from Rich Pitter, HOA President

Residents of over half of the homes in Gainsborough signed up for a smoke alarm inspection by the Red Cross in partnership with the Oregon Fire Marshall. Smoke alarms have a 10-year lifetime. The Red Cross inspected each smoke alarm and replaced those that were out of date at no charge.

Miller Estates, Central Point

from Terry Smith Chapter President

Forty members attended our annual membership meeting at the Twin Creeks retirement center. We were offered a beautiful meeting room and soft drinks, coffee, juices, and cookies at no charge. The Property Manager, the Miller Estates owners were in attendance and were open to exchanging ideas and answering questions. Here is an example of the owners' cooperation with residents—A large uprooted tree laying across the creek in the back of our park allowing unknown, uninvited, guests to come across the creek into our park at all times of the day and night. A homeowner who noticed someone coming across one evening, called the police, who said this could become a serious problem. Management agreed, and with several pieces of heavy equipment, the tree was removed.

SongBrook MHP, Eugene



State Representative Val Hoyle, now running for Secretary of State, spoke at the semi-annual OSTA meeting. Enjoying pizza with her after the meeting are Ken Capron and Mike Berg.

OSTA Chat Room—Difficult Managers

Jane Capron, Your Host

One of our chapter presidents asked us to chat about difficult managers because in that park the manager feels the OSTA chapter members are his enemies

Terry Smith from Miller Estates, Central Point: I would tell the manager in person or by e-mail, if necessary, that I appreciate everything he has done for the community, and that if I have ever done or said anything to offend him, I apologize and want to start fresh and work together. Tell him that we both are after the same results, for our community to be the nicest and safest possible. When I e-mail our manager, I always include the owners' names in the e-mail. I make it clear to the manager that any help he can give is for the whole community, not just for the OSTA chapter. And always thank him, both in person and by e-mail. Whoever approaches the difficult manager needs to be a person's person, someone who is forgiving and easy to get along with. Not everyone is suited to doing that. Always remember the manager is an employee of the owners, and money is usually

the bottom line on all projects. If you have a good manager like our community does, I still recommend following these suggestions.

Charlie Ricker from Knollwood Terrace, Canyonville: The best way to communicate is by mailing a letter, this way you avoid confrontation or physical clashes. This allows you quality time to put your request in proper language without interruptions, and yes, you request a response in writing. If you do not receive a response in writing, then you have the opportunity to send it in writing to the next level, MH/OSTA, MCRC, or to the State Representatives, etc. for support.

Ruth Kiscoan from Scandia Village, Junction City: We find the best way to retain a good relationship with our manager is to invite her to all our meetings and events and offer our help. As a result she seems more open to hear our requests and listen to us.

Jane responds: I agree that flattery is a good idea, and that you should put your request in writing so you have a dated record in case you need an attorney. If you must approach a difficult manager in person, take a witness!

Next Issue: Send your suggestions. I'll email the topic in January for the March issue. And you're all invited to chat!

RIGHT²KNOW 900.645/650 PARK CLOSURE

ORS 90.645/650 Verbatim

The following appeared in the last issue with a promise to discuss the subject in this issue:

Park Closures Becoming a Reality Again

Manufactured homeowners in Alaska, Arizona, and Washington are seeing community closures, with some families still having mortgages on worthless homes. For example, the National Manufactured Homeowners Association newsletter tells us that 112 residents of Scottsdale, Arizona's Wheel Inn Ranch RV and Mobile Home Park are being evicted so that the land can be developed for other uses.... With the economy growing again, the danger of our MH parks being sold for other development has become reality. Now might be a good time for your OSTA chapters to review statutes concerning the closure of manufactured dwelling parks in Oregon.

90.645 Closure of manufactured dwelling park; notices; payments to tenants. (1) If a manufactured dwelling park, or a portion of the park that includes the space for a manufactured dwelling, is to be closed and the land or leasehold converted to a use other than as a manufactured dwelling park, and the closure is not required by the exercise of eminent domain or by order of federal, state or local agencies, the landlord may terminate a month-to-month or fixed term rental agreement for a manufactured dwelling park space:

(a) By giving the tenant not less than 365 days' notice in writing before the date designated in the notice for termination; and

(b) By paying a tenant, for each space for which a rental agreement is terminated, one of the following amounts:

(A) \$5,000 if the manufactured dwelling is a single-wide dwelling;

(B) \$7,000 if the manufactured dwelling is a double-wide dwelling; or

(C) \$9,000 if the manufactured dwelling is a triple-wide or larger dwelling.

(2) Notwithstanding subsection (1) of this section, if a landlord closes a manufactured dwelling park under this section as a result of converting the park to a subdivision under ORS 92.830 to 92.845, the landlord:

(a) May terminate a rental agreement by giving the tenant not less than 180 days' notice in writing before the date designated in the notice for termination.

(b) Is not required to make a payment under subsection (1)(b) of this section to a tenant who:

(A) Buys the space or lot on which the tenant's manufactured dwelling is located and does not move the dwelling; or

(B) Sells the manufactured dwelling to a person who buys the space or lot.

(3) A notice given under subsection (1) or (2) of this section shall, at a minimum:

(a) State that the landlord is closing the park, or a portion of the park, and converting the land or leasehold to a different use;

(b) Designate the date of closure; and

(c) Include the tax credit notice described in ORS 90.650.

(4) Except as provided in subsections (2) and (5) of this section, the landlord must pay a tenant the full amount required under subsection (1)(b) of this section regardless of whether the tenant relocates or abandons the manufactured dwelling. The landlord shall pay at least one-half of the payment amount to the tenant within seven days after receiving from the tenant the notice described in subsection (5)(a) of this section. The landlord shall pay the remaining amount no later than seven days after the tenant ceases to occupy the space.

RIGHT²KNOW Statute ORS 90.645/650 Study Guide Cont**ORS 90.645/650 Verbatim**

(5) Notwithstanding subsection (1) of this section:

(a) A landlord is not required to make a payment to a tenant as provided in subsection (1) of this section unless the tenant gives the landlord not less than 30 days' and not more than 60 days' written notice of the date within the 365-day period on which the tenant will cease tenancy, whether by relocation or abandonment of the manufactured dwelling.

(b) If the manufactured dwelling is abandoned:

(A) The landlord may condition the payment required by subsection (1) of this section upon the tenant waiving any right to receive payment under ORS 90.425 or 90.675.

(B) The landlord may not charge the tenant to store, sell or dispose of the abandoned manufactured dwelling.

(6)(a) A landlord may not charge a tenant any penalty, fee or unaccrued rent for moving out of the manufactured dwelling park prior to the end of the 365-day notice period.

(b) A landlord may charge a tenant for rent for any period during which the tenant occupies the space and may deduct from the payment amount required by subsection (1) of this section any unpaid moneys owed by the tenant to the landlord.

(7) A landlord may not increase the rent for a manufactured dwelling park space after giving a notice of termination under this section to the tenant of the space.

(8) This section does not limit a landlord's right to terminate a tenancy for nonpayment of rent under ORS 90.394 or for other cause under ORS 90.380 (5)(b), 90.396, 90.398 or 90.632 by complying with ORS 105.105 to 105.168.

(9) If a landlord is required to close a manufactured dwelling park by the exercise of eminent domain or by order of a federal, state or local agency, the landlord shall notify the park tenants no later than 15 days after the landlord receives notice of the exercise of eminent domain or of the agency order. The notice to the tenants shall be in writing, designate the date of closure, state the reason for the closure, *describe the tax credit available under section 17, chapter 906, Oregon Laws 2007, and any government relocation benefits known by the landlord to be available to the tenants and comply with any additional content requirements under ORS 90.650. [2007 c.906 §2]

(10) The Office of Manufactured Dwelling Park Community Relations shall adopt rules establishing a sample form for the notice described in subsection (3) of this section.

90.650 Notice of tax provisions to tenants of closing manufactured dwelling park; rules. (1) If a manufactured dwelling park or a portion of a manufactured dwelling park is closed, resulting in the termination of the rental agreement between the landlord of the park and a tenant renting space for a manufactured dwelling, whether because of the exercise of eminent domain, by order of a federal, state or local agency or as provided under ORS 90.645 (1), the landlord shall provide notice to the tenant of the tax credit provided under section 17, chapter 906, Oregon Laws 2007. The notice shall state the eligibility requirements for the credit, information on how to apply for the credit and any other information required by the Office of Manufactured Dwelling Park Community Relations or the Department of Revenue by rule. The notice shall also state that the closure may allow the taxpayer to appeal the property tax assessment on the manufactured dwelling.

(2) The office shall adopt rules establishing a sample form for the notice described in this section and the notice described in ORS 90.645 (3). (3) The department, in consultation with the office, shall adopt rules establishing a sample form and explanation for the property tax assessment appeal.

RIGHT²KNOW Statute ORS 90.645/650 Study Guide Cont**ORS 90.645/650 Verbatim**

(4) The office may adopt rules to administer this section. [Formerly 90.635; 2011 c.83 §2]

Note: The amendments to 90.650 by section 7a, chapter 906, Oregon Laws 2007, become operative January 1, 2020. See section 7b, chapter 906, Oregon Laws 2007, as amended by section 3, chapter 83, Oregon Laws 2011, and section 35, chapter 750, Oregon Laws 2013. The text that is operative on and after January 1, 2020, is set forth for the user's convenience.

**ORS 90.645 Study Notes**

90.645 (a) says the landlord must give you 365 days' notice if the park is going to be closed, give the date of the closure, and tell you how to apply for a tax credit on your state income taxes, which you must file that year. If you leave before the year is up, whether you move your home or abandon it, and give your landlord a written notice between 30 and 60 days of your moving out, Then the landlord will be required to pay you at least half of the money owed you for the house (\$5,000, \$7,000, or \$9,000) within seven days of receiving your notice. He can't charge you storage or disposal fees if you leave stuff in the house; he can't charge you any penalties for moving out early, but he can deduct any rent you owe. You may be able to appeal your county property tax assessment.

90645 (2): The rules are different if the landlord converts the MH park to a sub-division, which is like a neighborhood where people own their homes and the land on which they sit. Then you get a 180-day notice of the change and the landlord doesn't pay you if you buy or sell your space or lot.

90.645 (1): If there is a federal, state, or local order to close the park because something like a highway is being built through it, none of (1)(a) through (1)(8) applies. See (1)(9) which speaks of eminent domain and/or an agency order. In that case tenants shall be notified in writing no later than 15 days after the landlord receives notice. Tenants receive a written date and reason for the closure and any tax credits and relocation help available.

90.650 amendments coming on January 1, 2020: Whether the landlord decides to sell or whether the park is closed because of a federal, state or local order or by eminent domain, the landlord has to provide the tax credit notice. After January 1, 2020, the Department of Revenue and the Manufactured Dwelling Park Community Relations office (MCRC) must provide a sample form and explain how to appeal the property tax assessment. Until then, Section (9) does not require a description of the tax credit and Section (10) requiring rules and a sample form for the tax credit will not apply. The actual Chapter 90 statutes contain the current language and a rewrite to include these two changes that will take effect. We have omitted the 2020 changes (explained here) to save space.

Because many of our members don't need to pay income taxes, they might think they wouldn't be eligible for the \$5,000 to \$9,000 payments for their homes when a park is closed. This isn't true, but they will have to file an income tax form the year of closure to get the money. There is a line on the back of Form 40, the Oregon Individual Income Tax Return, "Payments and Refundable Credits," that says "Mobile home park closure credit. You need to include Schedule MPC, available on the Internet or from wherever you get your tax forms, like the public library .On the 2014 Form 40, the Mobile Home credit was line 46.

Adopt -A-School

In the Fall issue we asked you to share how you've been helping school children this fall and plan to help now that the holiday break is coming. In too many schools the breakfasts and lunches the schools provide five days a week are basically all the food the kids get. If your park hasn't adopted a school, we hope this article will nudge you to do something. There's still time before the winter break to donate food and clothing. A two-week break can seriously affect their health if the family is suffering.

Myra Lynne OSTA chapter donated money to Oak Grove Elementary, the school we sponsor. Their principle said they really appreciate the donation for buying much needed school supplies. We also bought four jackets to donate to the "Coats for Kids" drive, and we will be putting a Christmas basket together for a family that can use a little extra help.

—Gary Walters

When I first heard about OSTA's Adopt-a-School program, I was very enthusiastic. I approached the Falcon Wood chapter to sponsor a child. No one seemed interested. So my granddaughter Michele and I chose a nearby elementary (K-5), Buena Vista Spanish Immersion, in Eugene.

We found a list of student needs at Shop-Ko and have bought two sets of school supplies each of the last three years. To outfit one student costs about \$50. It's easy and fun!

—Lynne Keith, Proud OSTA member from Falcon Wood Village

Gainsborough in Eugene adopted Howard School and has provided the school with donated supplies each term for several years. The latest donations include pencils and pens, miscellaneous supplies, and reams of computer paper.

—Rich Pitter

Lakeridge of Eugene supports Gilham School by buying school supplies or donating money each fall.

—reprinted from *The Lakeridge Honker*

Miller Estates in Central Point as a neighborhood was not involved in the Adopt a School program this year. One resident who does a lot by herself each year for the local school system was once again very active in helping the three local kindergarten classes. With her help, I know they were well taken care of.

—Terry Smith

Briarwood MHP continues to help our "adopted" Danebo Elementary School in the Bethel area of Eugene. Our Bunco group will be donating over \$300. We have also been gathering hats, mittens, sox, and scarves and will take everything to the school before the holiday break. We do this every year.

—Katherine Barnes

Since SongBrook is within a few blocks of Eugene's Malabon School, where I taught for 22 years, our park adopted the school about 10 years ago. I always go over before school begins in the fall and get a list of needed supplies. Our residents are always generous in providing school supplies and card players usually each put a quarter into a jar for Malabon children at their weekly games. Over the years I've found there are four items that the school needs all year round. They are tissues, pencils, hand sanitizer and printer paper. So my intention is to ask for those things several times this year.

There was no way to get holiday gifts for everybody in school, so a few years back I suggested that we buy a new **book for every fourth grader to read**. In early December, residents choose from the children's books displayed by an independent, local bookstore. We gift wrap and deliver the books, and teachers have told us that for some of the children, these books are the only Christmas gift they get. For a few years we collected food for the school to give to the needy families during the holiday break, but now we collect extra money so the administration can use it where most needed.

—Virginia Iverson

Terrace Lake, Salem, collected supplies at a potluck and donated them to a school. Residents also collected enough clothes, especially socks, and personal products like soap and shampoo for the homeless. They collected enough supplies to stuff an SUV and at least one car.

—Dick Miller

Water Submetering in MH Parks

Water used to be cheap in the Northwest, but that is no longer the case, and both water and sewer rates are getting more and more expensive. As John VanLandingham pointed out at the annual meeting, some landlords have wanted to have water charges separate from rents and some of us supported that thinking because we know rents never go down but water and sewer costs could. Besides, when we're submetered, those of us who conserve water and fix leaks in our house pipes don't have to pay for neighbors who waste this resource. VanLandingham said that national data suggests that water consumption typically decreases by 30% after submeters are installed. So two years ago the coalition worked to get a bill passed into law requiring parks of 200 or more spaces to switch to submeters.

Issues and problems have arisen, however. For one thing the meters are under the houses so that tenants have no way to see and read them. Tenants are being required to pay for the meters, which they do not own, and the cost is way more than expected. They were expected to cost \$50 to \$100 but are in reality costing \$800 to \$1,000 per space. Furthermore, tenants in each metered space are being charged almost \$10 a month for these meters, which they are buying and will never own, to be read electronically. Also landlords are tacking on common area water charges, prorating them (dividing them up equally among the spaces) and in many cases also adding common area gas and electric charges. Tenants who expected to pay for just their own water/sewer charges are now picking up the landlords' utility costs. This causes the total monthly bill each resident pays to be much more a month than in the past. It feels to many residents like a hidden rent increase, and many of our members are finding the increased costs prohibitive. Some have sold their homes and moved elsewhere [see "From the Editor" on p.2 on escalating rents].

There are also other issues involved in submetering, and as a result the Landlord/Tenant Coalition is revisiting the subject at their current monthly meetings, which our members are welcome to attend. According to VanLandingham, any changes the coalition makes to the submetering statutes would not go into effect until the January following the legislative session, which could not be before January 1, 2017, and more likely January 1, 2018, since the next session is a short one. The coalition meetings are from 9 a.m. to noon at 2255 State Street, Salem. Upcoming meetings are scheduled for December 15 and January 20.

Residents Take Action against Submetering Charges

Three women at River Road Mobile Estates, a senior community in Hillsboro, filed a complaint with the Oregon Department of Justice about inflated costs of submeter installation under the homes in the community. Patti Cooksey, Sue Peterson, and Judi Sutton have also enlisted the aid of Sen. Ron Wyden's office, which has asked the Oregon Public Utilities Commission to investigate the concerns. The Hillsboro Tribune ran newspaper articles about the problem after residents said that even though their rents were reduced, the new monthly rent bills increased \$20 to \$40 after the installations. Commonwealth Property Management Company will collect \$955 from each of the 105 residences over a five-year period for the installation of the meters. The women feel there was collusion between Commonwealth and Jet Utilities, the Salem-based company that did the work, and their research found other companies that would have done the job for considerably less. They also think the electronic meter-reading fee of \$9.95 is inflated when the local water and power company charges \$4.60 a month to read meters. The park owner, concerned about residents' complaints, has since fired Commonwealth Real Estate Services of Portland as the property managers.

Thoughts on Aging— Forgetting

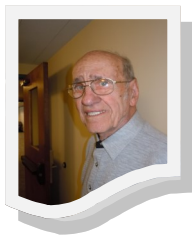
by Gus Daum

The annual meeting for MH/OSTA members was invaded by a couple of wretched park owners, disguised as Gary Walters and Jane Capron. I'm grateful that they don't own my park after hearing their responses to tenant complaints. Complaints during the entertainment segment of the day, *Boo the Landlord*, now showing on *blogging with mh-osta*.

Gary was outfitted with a pirate toupee, long dark ringlets cascading down to his shoulders, while Jane was gowned and "hatted" as the Wicked Witch of the West. We'll have to check with her husband, Ken to see if that is a regular part of her wardrobe. To each complaint from the long line of tenants, Gary gave a quick brush-off with a toss of his curls, as Jane nodded her unsmiling approval. They might represent the worst owners any of us imagined. Booooo! Actually, congratulations to them both for being willing to expose their kid sides and bring more laughter to the day of serious presentations.

This all leads me to a quote from my favorite book, *Staying Young, the Owner's Manual for Extending your Lifetime Warranty*: "When we laugh, natural killer cells that destroy tumors and viruses increase, along with a disease fighting protein and antibodies. There's more. Laughing lowers blood pressure, increases oxygen in the blood with deeper respirations, and helps address the effect of mental stress on the arteries. And you can't beat the price."

So until next fall's annual meeting, which you will enjoy for the serious side of its speakers and maybe another skit, let's all send our kid sides out to play, laugh at ourselves, find humor even in what our landlord says, and be happy that he hasn't heard Gary's and Jane's complaint responses to use on us.



Annual Meeting Silent Auction Helps Helping Hands

The silent auction at the state meeting netted the Helping Hands fund \$445. Our thanks go to donors of baskets and items and to those who bid on them.

Donations included wine from Eugene winemakers Jim Robertson of Rue 25, and for a second year, Jonathan Oberlander of J. Scott Cellars. The baskets containing the wine were fashioned by Joy Serkowney of SongBrook and successfully bid on by John VanLandingham. A tulip stained glass piece made by Linda Knox, a glass fusion artist from Dragonfly Studio, who also donated a stained glass iris for last year's auction, was purchased by Mike Berg.

Offering other impressive baskets were Donna Winchester from Columbus Greens with a Christmas basket purchased by Dan Stewart; a "Harvest Time" basket compiled by Shadow Brook MHP's Committee of 7 and purchased by Jim Pilling; a basket including wine, glasses, and a beautiful quilt donated by Knoll Terrace in Canyonville which Lucy Reynolds took home; and a chocolate basket from Gary and Ginger Walters put together on behalf of Myra Lynne MHP which Bob Peterson got to enjoy.

Other items including Presidential paper dolls, a knife sharpener, DVDs, decorative items, kitchenware, and a Mickey Mouse lounge suit were donated by Virginia Iverson, Ken Capron, Donna Burgess, Ruth Kiscoan, Eileen Parchen, Twyla Morford, and Jane Capron and bought by Peggy Wilson, Dick Miller, Dorothy Cody, Nancy Cissna, Mike Broderick, Val Jean Pease, Linda Spenner, and Carole Rutledge.

We also received a cash donation from Terrace Lake MHP in Salem plus a little extra from a couple of auction buyers who felt their winning bids undervalued the items they received. We thank you all.



Linda Walker welcomes members with auction donations.



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**Mediators around Oregon are eager to
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| 3. Clackamas County Resolution Services | Amy Cleary | 503-655-8700 |
| 4. Community Mediation Services (Lane) | Chip Coker | 541-344-5366 |
| 5. Conflict Solutions for Tillamook County | Marie Heimburg | 503-842-1812 |
| 6. Coos/Douglas Neighbor to Neighbor | Barbara Miles | 541-751-9666 |
| 7. East Metro Mediation (Gresham) | Tera Cleland | 503-618-3247 |
| 8. Eastern Oregon Mediation Center (Union) | Nancy Groman | 541-786-0270 |
| 9. Resolve (Jackson, Josephine) | Brian Graunke | 541-770-2468 |
| 10. Neighbor to Neighbor (Benton, Linn, Marion) | Charlie Ikard | 503-585-0651 |
| 11. Six Rivers Dispute Resolution Services | Marti Dane | 541-386-1283 |
| 12. VORP/CMS of Polk County | Ken Braun | 503-623-3111 |
| 13. Your Community Mediators of Yamhill County | Marlena Bertram | 503-435-2835 |

OSTA Reps at NMHOA National Meeting photo of Kylin and Rita

Members from 19 states attended the NMHOA convention October 23-25 in Minneapolis. MH/OSTA sent two representatives – Charlie Ricker, the Douglas County Director, and Rita Loberger, State VP and NW regional representative. It was a full two day training session with speakers from the national level as well as local host directors taking their turn at the microphone. Speakers from around the nation included those from HUD, and CFED—which promotes the I'M HOME initiative designed to promote manufactured housing as a source of affordable housing— and NMHOA's Kylin Parks, who spoke at the MH/OSTA annual meeting in Cottage Grove. This was the 15th NMHOA convention, and Ishbel Dickens the executive director, opened her suite to all as we celebrated our achievements over the years.—from Rita Loberger



Kylin Parks and Rita Loberger shown at MH/OSTA annual meeting.



NOTES IN OUR MAILBOX

On behalf of the Scandia Village Community Representatives [committee of 7], I would like to thank you [Jane Capron] for your attendance and participation at our meeting on September 4, 2015. All of the committee members felt that those present were able to be candid, informative and businesslike in our discussions. We believe continuing progress is being made regarding issues of concern for park residents. We look forward to more resolutions as we all work together in a spirit of cooperation in addressing both present and future matters involving Scandia Village.

—Sharon Marty, Committee Secretary

It was great to see all the members sit together at the annual meeting workshops and discuss park issues that we all share. The skit was so funny, we were laughing and booing at our table and it was a great time for everyone. The video of the skit on the blog is excellent! It was great to see all the faces in the crowd. The sound was great and it reflected what a good time everyone had at the meeting!

—Jo Anne Downey

Ted Minden and I thoroughly enjoyed the info, entertainment, and lunch available at today's meeting. Please share with all involved that it was exceptional. The Workshop concept with an opportunity to get one on one with facilitators was a hit with us. Just a thought: If OSTA members could bring one guest to the annual meetings, would it increase the interest level of non-members? The info presented today sure captured Ted Minden's interest. Again, Nice Job!

—Dick Miller Terrace Lake, Salem

This year's MH/OSTA Annual Membership Meeting was the best of them all. The location was great, the accommodations were great, the service was great, the food was excellent, the meeting room was very useful and attractive, saving the best for last, the meeting was so very informative and fun. All involved, did such a great job. I was very impressed with the AFTERNOON WORKSHOPS and I think this should be a continuing program at each annual meeting. People commented to me how much they learned from the WORKSHOPS. Proud to be a member. Great turnout.

—Terry Smith, Miller Estates

I thought the convention was great, the speakers super, and food very good. You did a great job.—Donna Winchester
Dear Jane,

Thank you so much for the invitation. I enjoyed spending some time with all of you, and most especially enjoyed the skits. Thank you for including me!

—Sara[guest speaker Sen. Sara Gelser, Albany]

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NATIONAL MANUFACTURED HOME OWNERS ASSOCIATION

PO Box 22346 Seattle WA 98122-0346

www.nmhoa.org

Phone: 206.851.6385

Individual, Household & Non-Manufactured Home Owner Membership Form

A. Today's Date **New** ☐ **Renewal** ☐ **Other** ☐

Individual ☐ Household ☐ Non-Manufactured Homeowner ☐

B. Name(s) of homeowner(s) (eighteen years of age or older):

Address: City:

State: Zip: Preferred Phone Number:

Email Address:

State Association Name:

Community Association Name:

C. Individual Home Owner Fees:

- ☐ \$15 Individual/Household living in a manufactured home community.
- ☐ \$25 Individual/Household living in a manufactured home on their own land.
- ☐ \$50 Manufactured homeowner **NOT** living in the community where the home is sited. (Not eligible for stipends or to vote)
- ☐ \$100 Non-Manufactured Homeowner (Not eligible for stipends or to vote.)

Check Number: Pay Pal:

D. Other: Contributions: \$ Check Number: Pay Pal:

E. Involvement: I/We want to become involved with NMHOA by:

- ☐ Having a voice in the future of NMHOA and serve on NMHOA Board of Director (non-officers preferred)?
- ☐ Having my voice heard and serving on a NMHOA Committee. (non-officers preferred)?
- ☐ Receive Monthly E-Blast & *i'mPOWERED* educational information; Qtrly Newsletter; alerts on homeowner issues.

F. Questions:

If you do not have a State or Community Association -- May NMHOA help organize your state and/or community?

YES ☐ NO ☐

Please make checks payable to: NMHOA Mail to the above address:

Please Note: NMHOA is a 501(c)(3) non-profit organization. Memberships; Donations; Contributions are tax deductible.

The mission of NMHOA is to promote, represent, preserve and enhance the rights and interests of Manufactured Home Owners throughout the United States.

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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 24958
Eugene, OR 97402

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.

☐

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☐

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

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)

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