



THE osta

Quarterly Review

OSTA Spotlight— Harold and Ellamae Mathers



The Mathers moved to Chalet Village in Springfield 30 years ago, joined OSTA

in 1991, and have been members ever since. He is a veteran of two wars and was a deputy coroner in Lane County until he and Ellamae owned Mathers Market on the McKenzie River for 25 years.

Harold has played mandolins, a mandola, banjos, and tenor guitar and entertained with his strumming and singing at many places over the years including the senior center in Springfield. Arthritis has slowed him down, but he can still strum a little on his 115-year-old mandolin and sing a ditty. He met Ellamae at a dance. She didn't dance, so they played games instead, he says with a wink.

They will have been married for 69 years on November 30 and have two children, three grandkids, and a great granddog, a Boston Bull named Jane Boston. Harold has had 12 Bostons over the years. Ellamae fell in their yard and has been in a rehab center for several weeks. We hope she's back home to read this issue of The Review.

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MH/OSTA Annual Meeting

The annual meeting will again be at the Village Green Resort in Cottage Grove, from 10 a.m. to 3 p.m. on Saturday, Oct. 1. Your OSTA Quarterly Review is coming out early so you can prepare yourselves to attend and return your reservation by September 23. Those who want to spend Friday or Saturday night need to re-



serve an OSTA room by the last day of August for the special room rate. See page 15 for the reservation form. We'll have a soup and salad lunch and an interesting program, including Marlena Bertram, our "Mediation Memo" columnist, Chip Coker, Lane County mediation director and some of your OSTA board members illustrating ways mediation can solve problems. Check the blog—blogging with mh-osta—for other program highlights as they become available.



Don't miss out in 2016!!! See you There!



MH/OSTA
Manufactured Housing / Oregon State Tenants Association

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From the Editor...

How to win friends and influence people...

A study from Yale suggests that words that are simple, familiar, and dramatic are best for influencing people, and they include the words **you, new, money, easy, discovery, free, results, health, save, proven, guarantee, and love**. These words impress us, give us recognition and attention, and make us feel attractive and important.

Adopt a School...

It's time for your community to think of the kids again and adopt a school if you haven't already. Children need school supplies, and the lists I see include backpacks, hand sanitizers, tissues, and stuff like crayons and markers. Money donations are always good so counselors can buy shoes, jackets, groceries, etc. for needy students. Too many of our kids don't eat except at school. What are you doing to help? We like to give you credit in our pages, so let us know, and you may get cute thank you letters from the children.

OSTA Chat Room...

We've had a good response considering I gave very short notice of the subject this issue. Next time let's chat about what we would do if we suddenly needed \$1,000 dollars for an emergency expense.

Good News for Manufactured Home Owners...

Congress just passed and sent to the President's desk a bill giving federal assistance to low-income families to allow them to extend the HUD Section 8 voucher program from just the cost of leased land under their homes to include property taxes, insurances, utilities, and home financing. Congress finally moved!

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From The President...*Gary Walters*

It's that time again for my visit with you. Things are going well at the State Board. I am very proud of the people I work with on the Board. Each of them work very hard for all MH/OSTA members.

Get ready for the MH/OSTA Annual Meeting October 1, 2016, at the Village Green Resort in Cottage Grove. At this time we don't know what's on the program, but I am sure Jane will have something good, as she always does. She always does a fantastic job.

I had my annual Southern Oregon district meeting, June 25, 2016 at Pacific Village. Pacific Village is our newest chapter. It was a good turnout, and it was a good meeting with members sharing news and ideas.

Not sure what's going on, but our district directors are getting lots of calls with complaints about managers and owners. Must be something in the air that they don't like.

Had a call from Glenwood MHP. They want to know what they need to do to start a chapter. They are interested in knowing what MH/OSTA can do for them, and what they can do for MH/OSTA. Since I've become an MH/OSTA Board member, I've been able to recruit several new members and chapters. It's a good feeling to see new people wanting to become a part of MH/OSTA.

Last but, not least we still have money for the Helping Hands program. You can turn your request into your district director to see if you qualify. MH/OSTA will pay 75% and you pay 25% up to \$1,000.

In closing, I hope to see you at the annual meeting October 1.

Gary



Gary meets with district members at Pacific Village. Left to right are Rita Bailey, Mardi Edwards and Shawna Huggins from Pacific Village, Gary, and Leata Catrall from Glenwood

Landlord/Tenant Laws Need to be Enforced

A Message to Legislators from Charlie Ricker and OSTA Members

Because there is no enforcement entity for the Landlord/Tenant statutes in ORS Title 10 Chapter 90, I'm asking you to support and protect homeowners (hereafter referred to as "tenants") by creating an authority to enforce Chapter 90 laws that were passed to govern both groups. Unlike landlords, most manufactured home tenants have difficulty affording or even locating an attorney willing to help them with some of the problems they currently face. Here is a list of some of those problems that face these people who own their homes but rent the land under them:

- The law states that landlords cannot collect more money from tenants for utilities than the utility charges (90.534 (4) (a)). Some landlords have increased charges above the actual billing.
- When lack of maintenance creates unsafe living conditions and/or personal property damage, tenants have no recourse other than to instigate an expensive lawsuit (if a lawyer will take their case), face a rent increase if the landlord is forced to make repairs, or withhold their rent to force maintenance. But this last risks an eviction for nonpayment, which is too much risk for many tenants.. Rents are supposed to include maintenance costs and increases should be justified in writing.
- Landlords issue rental agreements and rules that often contain the words "at management discretion." Tenants don't always know that Oregon laws take precedence over landlord rules, and therefore there is no management discretion allowed. This is another reason we need enforcement of state laws.
- Landlords are known to fine tenants, sometimes egregiously, for minor infractions of park rules, and fines are due with rents, creating financial difficulty for some residents. Often when the fine is not paid, the landlord won't accept the rent. Then because the rent is late, a late fee is added, making the situation even worse for the tenant while it puts extra money in the landlord's pocketbook. These practices are illegal. Fees are strictly limited (ORS 90.302), and landlords cannot use a late fee to make the rent payment late (ORS 90.262 (4), (6); 90.220 (9)). Most tenants don't know that the law prohibits these practices, which is another reason we need help with enforcement.
- When landlords hire site managers, these managers perform tasks similar to ones performed by realtors, landscapers, administrators, lawyers, accountants, plumbers and electricians, all of which have governing boards and require formal education or school training. These professions are obligated to abide by laws and when found guilty of illegal or negligent practices they can be subject to punishment, disbarment, or loss of license. Manufactured home managers are required to have just four hours of class time every two years (90.734) to learn their job, much of which requires communication skills. A lack of education and experience is a major contributor to controversy between landlords and tenants throughout most parks. We need help enforcing the law with these uneducated managers or we need to require that they be licensed and regulated.

Manufactured housing is being touted as a source of affordable housing, but with problems continuing and rents and charges increasing, many of our communities may disappear and more people be forced onto the streets. Many tenants live in fear because their incomes are limited and the legal system seems to work against them. Even though most people living in manufactured home parks are home owners, they are too often treated as second-class citizens by landlords and our legal court system that refuse to see them as anything but renters.

Oregon needs a governing entity to ensure that Title 10 Chapter 90 statutes are enforced. A state board or an oversight officer working under Housing and Committee Services would help solve many of the problems that now exist. Since we're already paying HCS \$10 per house, the money is there to finance a paid position. Unfortunately, the present system is inadequate because it lacks any power or actual authority to enforce our laws. There are approximately 1100 manufactured home parks in Oregon housing 10 to 400 homes per park, which adds up to a lot of families that need the laws enforced .We need your help!

Chapter News

Scandia Village, Junction City

from Ruth Kiscoan, Chapter President

We had a BBQed hamburger and hot dog dinner on July 1. Mike, our former manager who is returning to this position, furnished the meat and the residents furnished the side dishes. We had a great turnout of 33. It was the best dinner yet with great food and fellowship.

SongBrook, Eugene

from Jane Capron, Chapter President

Julie Fahey, Democrat, and Kathy Lamberg, Republican, candidates for the position of District 14 Representative to the State Legislature, will speak to chapter members at the semi-annual meeting on September 7 at SongBrook. After hearing their positions and plans for manufactured park home owners and having a chance to question them, those attending will be invited to stay for pizza and drinks. A brief business meeting will include information about the state annual meeting in Cottage Grove.

Pacific Village, Medford

from Shawna Huggins, Chapter Secretary/Vice-President

We were so happy to host the OSTA District Meeting at our clubhouse. OSTA members from Miller Estates, Myra Lynne, and Jacksonville Royal Mobile Estates attended. What a wonderful group of people! We told stories, shared information and strategies, and enjoyed a good lunch.

Meadow Park Mobile Estates, Corvallis

From Judy McDaniel, HOA Secretary

The residents of Meadow Park enjoyed their third Annual Fourth of July Celebration with a parade of residents in decorated bicycles, golf carts, etc., patriotic music, and much cheering by our residents and their guests, followed by a BBQ potluck enjoyed by all.

Meadow Park has a very active group of residents. We are currently meeting and planning what we need to do in the event of a natural disaster or other emergency. Our community has been divided into smaller areas and each group is planning on what they can do to take care of each other "in case." Our motto is "Be Prepared; Not Scared."

Miller Estates

from Terry Smith, President

Seven people from Miller Estates attended the Southern Oregon regional meeting held at Pacific Village in Phoenix, Oregon. The Pacific Village community (I like the word community better than park) is a very nice, clean, well-kept community with nice wide streets. I have been staying in touch with Shawna Huggins, Chapter President, offering my help and making, I hope, helpful suggestions. I wish them the very best, as I know from experience, starting a new chapter can be very challenging. We have exchanged newsletters, which I find that to be helpful.

Our summer Fourth of July potluck picnic was an enjoyable success. Also a big success was the erecting of our neighborhood storage shed. Mike Bureau, Jim Williams, Glen Argo, Terry Landreth, Mike Wright, Kim Clark, Bob Peterson and I finished the job and emptied William's garage of the Miller Estate's tables and totes. Many thanks to the Williams and Peggy Ervin for storing stuff for so long in their garages. The new

Chapter News Continued

shed is large enough to hold everything and move around and it looks good. In June we picked up three bags of trash on our adopted street, Scenic Avenue. The city has honored our work with signs acknowledging this street is ours!

Jacksonville Mobile Estates

from Dee Evers, Chapter President

We in Jacksonville Royal Mobile Estates are sorry to report the loss of one of our active members, Pam Pearson. She was only 66.

In April we had such a productive meeting with our new managers, Deb and Jerry Price, that we decided in June to skip a couple of summer month meetings, and will meet again in September, unless something urgent comes up.

So many homes are changing hands so quickly, and several are being torn apart and removed so that new doublewides can be put in, that we cannot keep up with our effort to take a Welcome Bag to each newcomer. Prices have risen, and homes are

in high demand at the moment. It reminds me of 2006 when I wanted to buy a house here, and every time one came on the market, before I could get down here from Florence it was sold...until finally, I bought my present home right out from under another couples' nose!

One of our chapter members decided to downsize while she is still young and has some energy (smart lady!), and sold her home without even needing a realtor. She put a really cute country cottage style house on an empty lot.

Terrace Lake, Salem

from Bernadette Murphy, OSTA Rep

Three major concerns were identified during our Home Visit Survey: the lack of ongoing maintenance of the park's common areas, failure to follow park rules, and security issues. Between the home visits and park-wide cleanup project, volunteers donated more than 200 hours.

In June Officer Mark Jantz, from the Community Response Division of the Salem Police Department spoke to about 50 members of the park about crime prevention. Residents should inventory their belongings, report all burglaries (it helps the police to identify crime patterns which could increase patrols in the area), make sure homes are well lighted and that windows and doors are locked at night and when residents are not at home.

Terrace Lake is gearing up for its annual park-wide garage sale August 5 and 6. Last year more than 40 homes participated and we are looking forward to an even bigger turnout this year.



Jacksonville Estates OSTA members meet with managers

Chapter News Continued

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Advice to Committees of Seven from Knoll Terrace, Canyonville

from Lillian Anderson, OSTA Chapter Vice-President

In April, our Residents Relations Committee (Committee of 7) sent an informational note to the management division of our current owners, Inspire Communities, at the request of four residents who have problems with their garages and driveways. In the past, these residents' requests to have the problems corrected had been ignored. As a result, the problems remained and worsened over time.

In May, Inspire Communities responded by sending the four residents a registered letter scheduling a visit with them the third week of June. The Residents Relations Committee (RRC) was happy to hear they were coming to meet with the residents. In preparation for the visit, the RRC instructed each resident to write down all of their issues and make two copies—one to present to Inspire's representative, and a second for the resident's records (to be signed by the representative), and to take pictures for their records. Also, a member of the RRC would be present as an observer and to offer support for the resident if needed.

On June 22, Inspire's regional manager, accompanied by the park's manager, visited the first house and was given a written copy of the issues. She asked each resident questions, listened to the residents' answers, took notes and many pictures. She signed each resident's copy and the residents thanked her for taking the time to review the issues. I was present at all four residences as the RRC observer and support person. I thanked Inspire's regional manager for taking the time to visit and listen to the residents' concerns.

I have learned that it pays to politely write your issues and concerns, along with possible constructive solutions (if any), and send it to both manager and the manager's boss. Just be prepared for some miscommunication and try to remain polite as you straighten things out. The secret is to treat the persons you are addressing the way you would like to be treated in return. Currently, we are awaiting a response on the residents' issues from Inspire.

Lawsuit update: We're still waiting for word about our lawsuit against the Place family (former owners). So, far they have not responded to the charges in the allotted time frame (about 70 days). Instead of responding, the Place family's attorney is trying to delay us by asking for documentation to which the former owner has access. Ah, the games....but we, residents, and our attorney shall persevere and hopefully prevail.

Miller Estates

from Terry Smith

I have resigned my position as the Neighborhood Home Owners Association (NHOA) president, effective July 14, after serving a total of 14 years on the board, the last 10 as president. I will stay devoted to MH/OSTA and our NHOA and will remain on the board. Mike Bureau will be our new president.

RIGHT²KNOW**Chapter 90.510 Rental Agreements, Rules and Regulations, Remedies (Continued from Last Issue)**

5. The rental agreements must specify:
 - a. The location and approximate size of the rented space;
You may find stakes in your yard marking the boundaries.
 - b. The federal fair-housing age classification;
Senior parks are usually 55+, which means 20% of the residents can be under age 55. Your park rules and regulations may further say that no one can be under age 18, or something similar.
 - c. The rent per month;
 - d. All personal property, services and facilities to be provided by the landlord;
 - e. All security deposits, fees and installation charges imposed by the landlord;
 - f. Any facility policy regarding the planting of trees on the rented space for a manufactured dwelling;
If you plant a tree, you are responsible for it. If you move into a space with a tree an arborist declares a hazard, the landlord is responsible for it. Some plants may not be allowed for a variety of reasons.
 - g. Improvements that the tenant may or must make to the rental space, including plant materials and landscaping;
 - h. Provisions for dealing with improvements to the rental space at the termination of the tenancy;
Your rental agreement may say you need to return your space to bare earth if you move your home out of the park.
 - i. Any conditions the landlord applies in approving a purchaser of a manufactured dwelling or floating home as a tenant in the event the tenant elects to sell the home.
Those conditions 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;
The landlord will screen your potential buyer and can reject his application, but your agreement will tell you what would
 - j. That the tenant may not sell the tenant's manufactured dwelling or floating home to a person who intends to leave the manufactured dwelling or floating home on the rental space until the landlord has accepted the person as a tenant;
The landlord must let you know within 7 days of receiving the application if your buyer has been approved.
 - k. The term of the tenancy;
Some are month-to-month, some are for a set period like two years, some are for 15-20 years. None of these affect 90-day rent increases.
 - l. The process by which the rental agreement or rules and regulations may be changed, which shall identify that the rules and regulations may be changed with 60 days' notice unless tenants of at least 51 percent of the eligible spaces file an objection within 30 days;
A petition signed by 51% of households (not individuals) is adequate to object to a rule change, and
 - m. The process by which the landlord or tenant shall give notices.
You're entitled to written notices.
6. Every landlord who rents a space for a manufactured dwelling or floating home shall provide rules and regulations concerning the tenant's use and occupancy of the premises. A violation of the rules and regulations may be cause for termination of a rental agreement. However, this subsection does not create a presumption that all rules and regulations are identical for all tenants at all times.
Depending on when you moved in, your neighbor's rules may differ from yours.
 - a. A rule or regulation shall be enforceable against the tenant only if:
 - i. The rule or regulation:
 1. Promotes the convenience, safety or welfare of the tenants;
You're legally entitled to feel safe and that the community has nothing that will be harmful to your health—like rats or lead in the pipes.

RIGHT²KNOW Cont

1. Preserves the landlord's property from abusive use
Check with the landlord before doing something like removing or planting a tree, tearing out a lawn or painting your house bright purple; or
2. Makes a fair distribution of services and facilities held out for the general use of the tenants.
No discrimination allowed.
- b. The rule or regulation:
 - i. Is reasonably related to the purpose for which it is adopted and is reasonably applied
"Reasonable" is a difficult word to define;
 - ii. Is sufficiently explicit in its prohibition, direction or limitation of the tenant's conduct to fairly inform the tenant of what the tenant shall do or may not do to comply
It should be clearly enough written so you can understand it; and
 - iii. Is not for the purpose of evading the obligations of the landlord.
7.
 - a. A landlord who rents a space for a manufactured dwelling or floating home may adopt a rule or regulation regarding occupancy guidelines. If adopted, an occupancy guideline in a facility must be based on reasonable factors and not be more restrictive than limiting occupancy to two people per bedroom.
So you can invite your girlfriend to move in with you no matter what the landlord says, but her kids may have to sleep elsewhere.
 - b. As used in this subsection:
 - i. Reasonable factors may include but are not limited to:
 1. The size of the dwelling.
 2. The size of the rented space.
 3. Any discriminatory impact for reasons identified in ORS 659A.421.
 4. Limitations placed on utility services governed by a permit for water or sewage disposal.
 - a. Bedroom" means a room that is intended to be used primarily for sleeping purposes and does not include bathrooms, toilet compartments, closets, halls, storage or utility space and similar areas.
8. Intentional and deliberate failure of the landlord to comply with subsections (1) to (3) of this section is cause for suit or action to remedy the violation or to recover actual damages. The prevailing party is entitled to reasonable attorney fees and court costs.
The losing side pays costs. This may be you or then again it may be the landlord.
9. A receipt signed by the potential tenant or tenants for documents required to be delivered by the landlord pursuant to subsections (1) to (3) of this section is a defense for the landlord in an action against the landlord for nondelivery of the documents.
You can't say you didn't get the eviction notice if you sign a receipt for it.
10. A suit or action arising under subsection (8) of this section must be commenced within one year after the discovery or identification of the alleged violation.
Look out for time limits.
11. Every landlord who publishes a directory of tenants and tenant services must include a one-page summary regarding any tenants' association. The tenants' association shall provide the summary to the landlord.
See page 10 of the last issue (Vol. 37 No.3 Summer 2016) for a sample summary.



Manufactured Home Buying Tips

According to federal data, more than 2,000 companies made manufactured-home loans in 2014, including 63 that made more than 100 such loans. Loans from Clayton Homes are among the most expensive in this industry, reaching over 15 percent. At that rate, a buyer could end up owing more than a house is worth. So if you or someone you know is thinking of purchasing a manufactured home and taking out a loan to pay for it, consider these tips from the national Center for Public Integrity:

- Explore a variety of financing options before you begin home shopping.
- Shop around, and be aware of which companies own the lots you are visiting.
- Resist pressure to buy the same day you shop.
- Scrutinize all fees and charges listed on your loan documents.
- Ensure that your monthly payments will be manageable, and don't expect a chance to refinance.
- Finalize a financing agreement before putting money down or making land improvements.
- Be aware that many mobile homes depreciate in value.

Oregon Manufactured Houses Titled As Real Property, Not Motor Vehicles

The importance of titling manufactured homes as real property was highlighted by a new proposed rule published on December 18, 2015, by the FHFA that will encourage Fannie Mae and Freddie Mac to invest in the financing of manufactured homes—but only if manufactured homes are titled as real property. A clear statutory procedure for treating manufactured homes as real property is necessary in order for states to take advantage of the likely increased investment in manufactured housing to increase the stock of affordable housing. A clear procedure is also an essential first step before mainstream mortgage financing, including state housing finance agency first-time homebuyer programs, can become available.

Oregon, New Hampshire, and Vermont are the only states that have clear statutory procedures for treating manufactured homes as real property. All states should have such clear statutes because then manufactured home owners would have:

- Protections against seizure for unrelated debts, like credit card and medical debts;
- Applicability of state foreclosure law. In most states a manufactured home can be repossessed if the homeowner falls behind;
- Applicability of other consumer protection laws;
- Family-friendly inheritance laws and titling options. Some states allow a special kind of joint ownership for married couples only if a home is real property.

Many state statutes allow a manufactured home to be treated as real property only if the homeowner owns the land under the home. In some states, when a park owner sells the community, the homes are included as an improvement to the land, which means that the homeowner loses ownership of the home even if it has real property status. Other state statutes allow homes on leased land to be treated as real property only if the home is attached to a permanent foundation, and many owners of manufactured home communities do not allow permanent foundations.

In 2012, the Uniform Manufactured Housing Act was established as a model for states. If adopted by the states, manufactured home owners would have a simple, straightforward process for converting a home's legal classification from personal property to real property. The seller of the home would deliver proof of ownership to the buyer, along with a description of the procedure. The homeowner then simply files the proof of ownership in the local land records office, along with a certification that the home will be located on land that the homeowner owns or leases, or on which the homeowner has a legal right to place the home. Once these documents are filed, the manufactured home is considered real property for all purposes, although states have the option of retaining their existing tax rules

Thoughts on Aging—Victims of Abuse

by Gus Daum

Part I: Do You Know a Victim of Child Abuse?

Talk with Me

I'm glad there were no cell phones when I was doing my imperfect job as a young father. There was enough distraction from too many hours, too many Saturdays at the office. Frequent business trips kept me away from home for too many nights. But I like to believe that when I was with our children, we were together, that I was present.

A young woman crossed my path several time at Costco recently, guiding her near-empty shopping cart with one hand. The other hand held a cell phone tight to her ear as she chatted with an enthused smile into her phone as we passed each other along several aisles. A young girl of eight or nine slouched beside her, staring unsmiling ahead. She showed a resigned boredom to match the mother's show of animation in her voice and smile.

I only presumed the woman to be the girl's mother. If she was a baby sitter, she was being grossly over-paid.

The local newspaper recently cited that one-half of teens are sending over fifty text messages a day. One-third are sending over one hundred such messages. Many are being sent to a person within the same room, even at the same table.

I wondered as the woman continued her chat down yet another aisle. When the child gets her own cell phone, will they talk to each other then? Will they remember the color of the other's eyes?

Part II: Do You Know a Victim of Elder Abuse?

Categories of Elder Abuse Defined

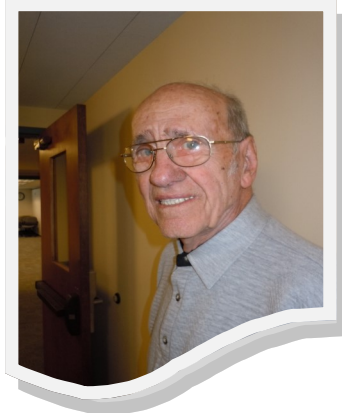
Ten thousand people are expected to turn 65 every day in the next 10 years, and currently one in 20 seniors say they are being abused by caregivers, family, friends, lawyers, or financial advisers. And many won't admit to being victims because of shame or repercussions from family and friends. Abuse or neglect happens in people's homes, in adult foster care homes, assisted living homes, residential care homes, and nursing homes. Help is available to people over 65 and those 18 or older with disabilities by calling the **Oregon Elder Abuse Hotline at 1-800-232-3020**. Of course in an emergency you always call **9-1-1**.

The categories of elder abuse are

- Physical abuse including assault, battery, and inappropriate restraint that results in bodily injury, pain, or impairment
- Sexual abuse which would be any unwanted sexual contact
- Domestic violence by a partner who uses power to control
- Psychological abuse through threat, humiliation or other verbal or nonverbal behavior
- Financial abuse where an older person's funds or property or resources are improperly used
- Neglect, which would be the failure of a caregiver to give care
- Self-neglect when a person fails to provide for his or her own essential needs.

Senior and Disability Services is responsible for responding to any of these allegations of abuse or neglect for the elderly and over-18 disabled.

Neglect is a disabling form of abuse whether directed at children or the elderly. The child at Costco in Gus' story and way too many elderly people, especially those who live alone, are being neglected. People need to connect through thoughtful, rational communication. Do you know the eye color of your family and friends? Have you looked lately?



Poets' Place

A Senior Moment

by Dewell H. Byrd

kitchen spotless
oven pre-heated
ingredients laid out
dates chopped
spices measured
flour sifted
eggs cracked
pan greased

date bars baking
pleasing aroma

oops, two eggs
I forgot to include

Bunco group
yummy munchies

compliments galore
recipe requested

scrambled eggs
for breakfast.

Hunger

By Jane Capron

When I was younger
I used to hunger
To be older;
Now that I'm older
I often hunger
To feel younger.

Planting a Lawn

by Dewell H. Byrd

Is declaring war on nature,
And your nearest neighbor.

I plant a postage stamp,
He plants a gridiron

I get crab grass,
He gets KY blue grass.

I get grubs,
He gets butterflies.

I buy new tools,
He borrows without return.

I have a meadow of dandy lions,
He has Garden Club over for tea.

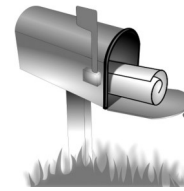
I have underground sprinklers,
He has a natural spring moat.

Blotchy brown, random mushrooms,
Versus Scott's Madison Avenue add.

My Sears push-pull mower,
Against his John Deere rider.

But I kick back with a COORS,
While he sweats, gripes, swears,
mows daily.

(After dark I sneak over there
And fertilizer his lawn twice weekly.)



NOTES IN OUR MAIL-

*Thank you for the great job you are
doing to keep us informed!*

—Lil Anderson, Knoll Estates,
Canyonville

*[The June OSTA Review was] a super
issue. So much info and so many
chapters/communities reporting.*

—Rita
Loberger, Northern Area District Di-
rector, Tigard

*When Residents/Home Owners are required
to submit to water metering most are re-
quired to pay for installation, materials and
monitoring costs. Those Residents/Home
Owners aren't given the options of choosing
these vendors or materials. This allows Land-
lords/Park Owners to monopolize the market
allowing them to profit yet again. Ten dol-
lars per month per household for reading a
meter is ridiculous.*

—Charlie Ricker, Douglas Co. Direc-
tor, Canyonville



A green heron,
which the
Audubon Soci-
ety says is
"uncommon"
in our part of
the world but
common on
the east coast,

nesedt in a tree in Jacksonville Mo-
bile Estates this summer. These water
birds are usually found near marshes,
lakes, etc. The photo shows an
"immature" bird, probably a fe-
male. Don't we attract a lot of wild-
life in our parks? —Dee Evers

OSTA Chat Room

Jane Capron, Your Host

If you could do anything you wanted to your house and your space, what would it be?

When I walk around my park and talk to my neighbors, I picture in my mind that we live in a little village in the country. We have a very strong community here, just like in a small village. Each of our homes is unique and we have a wide variety of people, personalities, ages, talents, and interests within our village. I had an artist friend paint a portrait of my house as an English Cottage. Here is a picture of my house and the artist's view as a cottage. I think it would be great fun to create portraits of at least twelve of our homes and make a calendar.

Shawna Huggins

Pacific Village Chapter

Jane replies: I love this idea, Shawna! And it gives me a chance to show off a painting of my house when we lived on top of a hill in Iowa. The whole town could look up and see the scene I painted on the garage. And that's me watering the tulips. I don't think the landlord in the park I live in now would be happy if I brought out my paints!

I'd like a roll-up or fold-back awning over the patio. If people want these, they should be allowed. A former landlord told people they couldn't have them.

—Barb Prentice, SongBrook

Jane replies: But he's no longer the landlord and awnings aren't forbidden by your rules, so go for it!

I'd update the plumbing and have earthquake tie-downs installed.

—Jan Seely Terrace Lake Park

My biggest complaint with my 2001 home is the lack of closets. The only walk-in is in the master bedroom with one small one in the guest room. Period. No broom closet, no linen closet, no utility closet, na-da. Also, my yard's too hard for an 86-year-old woman to keep up!

—Dee Evers



Artist's view of Shawna's house



Shawna's house



Jane's house in Iowa

Memo from Marlena

I got an eviction notice for “being a trouble maker.” Well, for one thing I asked for gravel to be put on the dirt driveway to raise it to street level so my wife, who has to use a wheelchair, doesn’t get stuck in the mud when it’s rainy and can get herself over the bump. The landlord also calls me a trouble maker for trying to organize my neighbors. Since when has trying to help people been considered trouble making and is so-called “trouble making” grounds for eviction?

—No Trouble Maker



Chip Coker, Guest Mediator, Tackles “Troublemakers”



Chip Coker is the Executive Director for the Center for Dialogue and Resolution in Eugene and has been a mediator for 20 years, helping people figure out and solve complicated problems.

As is so often the case, you will likely need to analyze your lease agreement for clues. But let’s just say for argument’s sake that being a troublemaker CAN indeed get you evicted. Whether the property manager has the legal right to evict you doesn’t mean that he or she SHOULD evict you. Evictions can be quite costly, particularly when you include the stress it puts everyone in, and that the space will not be generating income for some period of time, as well as the legal costs involved and of course the time it takes that could be better spent doing something else. The decision to evict is not usually made lightly.

It might be helpful for you to think about “why” the property manager has chosen this course of action. And I don’t mean the answer they provided in the eviction notice, where you were accused of being a troublemaker. There may be other possible ways to solve a problem or meet a need besides eviction. The key to coming up with other possibilities is to focus on the need. So just what might your land-

lord be needing right now?

I’m going to guess that he or she is feeling threatened by you. When you asked for gravel for your handicapped wife, the landlord might have heard or felt criticism or judgment or shame. When you started organizing the other tenants, the landlord might have felt that you were challenging his or her authority, or that the tenants might become too powerful. There could be other things going on too, but the point is, by getting rid of you, he or she might feel more in control again.

But I wonder...might there be other solutions that would allow you to remain as a tenant that could still feel good to the landlord as well? For example, rather than feeling threatened by a tenant’s organization, what if the tenants organization could be seen by management as a vital partner trying to help solve various problems within the park? IF folks sit down and talk about what their needs are and work together to come up with solutions that meet everyone’s needs, rather than one side making a decision unilaterally, it is possible for everyone to walk away from such a conversation feeling a lot better about the situation and about each other!

If you are nervous about the idea of initiating such a conversation with management, or feel like they wouldn’t listen to you, then you might consider placing a call to your local community dispute resolution center to discuss the possibility of mediating this situation. Within Oregon’s 16 mediation centers, there are literally thousands of professionally-trained volunteer mediators who would love to help you have a respectful and productive conversation with your park manager. And the best part is, IT’S FREE!



MH/OSTA ANNUAL MEETING INVITATION

When: Saturday, October 1, 10 a.m. to 3 p.m.

Where: Village Green Resort, Cottage Grove, Oregon

Cost: \$20/person includes registration and soup/salad buffet lunch*

Room Reservations: Call (541)-942-2491 Overnight rates for the Manufactured Housing block of rooms is \$69 plus tax if reserved by Aug. 31 and includes breakfast. RV reservations available. When you call to reserve a room, be sure to say that you're with Manufactured Housing/OSTA.

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

Registration Form: Complete and mail this form and \$20 per person by September 23 to:

MH/OSTA, P.O. Box 24958, Eugene, OR 97402.

NAME(S) _____

ADDRESS _____

PARK NAME _____

(Reservations received after Sep. 23 will be \$25.)

* The registration fee can be lowered for those with limited means.

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MH/OSTA
Manufactured Housing / Oregon State Tenants Association

We are your neighbors.

MH/OSTA Vision

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

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

MH/OSTA Mission

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

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

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



MH/OSTA
PO Box 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.

☐

NEW MEMBER

☐

RENEWAL

☐

ASSOCIATE MEMBER

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



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

MEMBER NUMBER

LAST NAME

FIRST NAME

NAME OF SECOND PERSON IN HOUSEHOLD

MAILING ADDRESS (if different from your home address)

HOME ADDRESS/SPC/CITY/STATE/ZIP

PHONE WITH AREA CODE

2nd PHONE WITH AREA CODE

EMAIL ADDRESS NOTE: Providing your email address enables us to communicate with you inexpensively. Again be assured that your information is never sold or shared.

MANUFACTURED/MOBILE HOME PARK NAME

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

Please enclose \$30.00 per
Household annual membership dues.
(that's only \$2.50 per month)

Checks payable to MH/OSTA and mail to:
MH/OSTA
PO Box 24958
Eugene, OR 97402