



THE osta

Quarterly Review

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FALL 2017

OSTA Spotlight— Terry Smith



Terry Smith
and his wife
Carole have
been active
residents of

Miller Estates in Central Point and OSTA members for 14 years. Terry was president of the Neighborhood Association for many years, and under his guidance it became the largest OSTA chapter in the state. Terry also served as District Director and then MH/OSTA State President from 2008 to 2013. Then he and Carol started wintering in Yuma, but he still promotes OSTA members in his park.

Recently, he organized the new chapter at Westlake Village in Grants Pass. He says, "It was an honor and a pleasure working with the people of Westlake Village. They all are very caring, professional people who know what they are doing. I told them all at one of the meetings that with my experience with MH/OSTA I would not live in a mobile/manufactured home community without a MH/OSTA chapter." With over 40 new members from Westlake, people got Terry's message!

Turn Your Feet toward Salem and the State Meeting



The MH/OSTA annual meeting will be from 10:30 a.m. to 3:30 p.m. Saturday, September 23, at the South Salem Senior Center. President Rita Loberger has chosen "**Step Up**" as this year's theme, and she will be inviting members to step up and become active at the state level. We know there's a great deal of talent, training, and ability out there, and we want to share it within our organization.

Besides electing directors, we'll be voting on a Bylaws change as follows, with words to be omitted struck through and those to be added in bold type: Article 9.7:....~~The Board shall cause an audit of the records of the Corporation to be made each year by a competent auditor.~~ **Financial records shall be checked monthly by at least two board members.**

President Rita Loberger is planning the program, which will include a report on the 2017 State Legislative session by John VanLandingham and break-out discussion groups on member recruitment, easy ways to handle meetings, understanding your rental contract, and options to purchase.

Donna Winchester from Columbus Greens will welcome you at the registration table. Chairperson Elaine Garley from Terrace Lake MHP in Salem has made the arrangements for the soup and salad (and dessert!) luncheon, and Jan Seely and Maureen Hauser from Terrace Lake, will accept donations and bids at the Helping Hands silent auction table.

Attendees will be responsible for making their own overnight reservations at nearby hotels or motels. Directions to the South Salem Senior Center and a registration form are on page 15 in this issue.



*Jan Seely and
Maureen Hauser
are looking forward
to seeing you at
convention!*



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Manufactured Housing / Oregon State Tenants Association

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From the Editor...

Donations

We thank Paul and Norma Hunter from Gainsborough MHP in Eugene for an OSTA donation with their renewal this year.

Judy Morton, State Treasurer and MH/OSTA Assistant

First Judy had a second knee replacement, which has healed well and had her dancing a bit even, but then doctors found a rotator cuff tear and will have to fix that. Her husband is home on Workman's Comp, also after rotator cuff surgery, so he's been the cook and bottle washer. They are both suffering in every way you can think of. Meanwhile, I'm learning how much we rely on Judy to "take care of things," like banking, maintaining the database, sending out renewals, laying out the *OSTA Review* and seeing that it gets mailed to everyone. **Carene Davis-Stitt** did the layout for this issue, and for that she gets a ton of thanks!



NOTES IN OUR MAILBOX

Bonnie Good from Longview Hills sent a card she made from pressed flowers from the neighborhood with "a sincerely thank you for all you do and all the people like ourselves you've been able to help with your caring expertise." It was signed by Bonnie and Tom.

Hi Jane, I wanted to write a quick note to say how much I enjoyed the last review. Good job! You are appreciated!
—Shawna

Please drop me from your membership. I am moving in the lower level of my daughter's house. Our president, Val Jean Pease [at Salem Mobile Estates/Shady Acres], is doing a wonderful job. Thank you.

—Ann Myren

(Ed.'s Note: We think Val Jean is doing great, too. She's added 12 new members this quarter!)

Our Thanks and Appreciation to Gary Walters



Gary Walters, our state president from 2013 to 2017, retired because of health problems. John VanLandingham, right, drove to the Walters' home in Medford to present Gary with a MH/OSTA plaque of thanks and appreciation for his years leading the organization. Gary's wife, Ginger, took the photo.

From The President...

Rita Loberger

Summer is upon us as we go forward with plans for the state convention in September, working with our co-chairs from Terrace Lake in Salem.

This year we have moved the location of our annual meeting to the Salem Senior Center. You will find more information in this newsletter of the September 23 event and a reservation form on page 15 to return so our P.O. box. Salem has many hotels/motels that are available should you require overnight accommodations.

By the time you read this newsletter, we will have the program verified and speakers lined up. I look forward to seeing many of the familiar faces that I meet with in our park visits. Again, lunch will be served and our chair of the Terrace Lake committee has met with the chef to plan the lunch and members from that park will host the silent auction table. We hope many of you will participate. Every chapter or individual members can provide a donation of an item to be bid upon, with proceeds going to the OSTA's Helping Hands' projects that benefit our members.

During the business meeting we will ask that members participate in the voting procedure to address a change in our state by-laws regarding the auditing procedure. The proposed change is stated on page 1.

We are also looking for members to become part of the directorships we offer. Many areas could be better serviced by members who can share their talents and experience to spread the benefit of being an OSTA member.

I hope you are planning to attend this one day function where information, fun, and friendship will be provided.



Subleasing Your Manufactured Home

Rita

Unless your rental agreement specifically states that you can't rent your home to someone, you might be able to move out and sublease while still maintaining your obligations as the tenant of record. You, your landlord, and your potential renter would have to "enter into a written subleasing agreement specifying the rights and obligations of the landlord, tenant [you], and renter during the renter's occupancy of the dwelling or home [Ch.90.555]." The agreement would include your renter's obligation to pay rent, utilities, and other charges on time and give him/her/them the "same rights as the facility tenant [you] to cure a violation of the rental agreement... and to be protected from retaliatory conduct..." The landlord would put your renter through the same kind of check-up you went through before being approved as a resident.

Maybe you're as snug as a clam in a shell during the summer but want to fly away south in the winter. Aunt Martha and Uncle Chub live in Bemidji and think a balmy winter in Oregon would be great. If your landlord and you and Martha and Chub can agree in writing, they can spend the winter in tropical Oregon and you can rev up your RV and head for Quartzite, Arizona. But before you get too excited, read your rental agreement carefully to learn if subleasing is forbidden.

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Chapter News

Westlake Village Tenants Association, Grants Pass

From Robert Meredith, Chapter Organizer

On June 14, 2017 Terry Smith, Past President of MH-OSTA officially inducted Chapter 6027 into the MH-OSTA family.

Two exploratory meetings were held with 18 key residents prior to opening up the proposal to the entire community. On Friday June 2, 2017, a community-wide meeting was held in the clubhouse with 35 plus people in attendance. By the end of that meeting the newly formed chapter had 23 member households. On June 14, Terry Smith inducted the new chapter with an audience of 52 people. The exciting and historic evening ended with a spaghetti supper for all to enjoy. The new chapter is proud to be a part of the state organization and looks forward to building a cohesive working relationship with the ownership/management of Westlake Village to make our great community an even greater place to live.

(Ed.'s Note: The chapter continues to grow, and between June 14 and July 7 added 18 more members.)

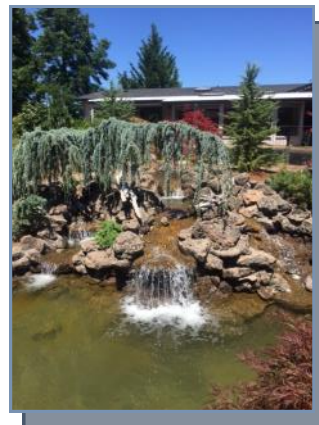
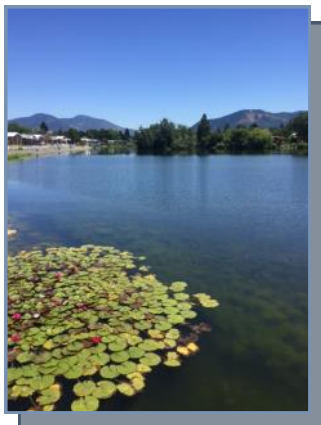


*The new executive committee and board of directors are, left to right, seated: **Julie Lindemann**, Recording Secretary, **Bob Cottrell**, President, **Julie Tyree**, Vice President; Directors, standing are **Dick Lindemann**, **Roger Schneider**, **Michele Pedraita**, **Dick Greenwood**, **Donnie Tyree**.*

Where is Westlake Village? Two miles west of Grants Pass nestled quietly on a 5-3/4 surface acre lake is the beautiful 55+ manufactured home community of Westlake Village. A community of 90 homes, it boasts a wonderful up-to-date clubhouse with full kitchen, library, and gym, two major water features and a community gazebo where all can gather. With a mixture of older and brand new manufactured homes including garages, the community is not “cookie cutter,” but has atmosphere on every street.

With all of the great amenities that the community offers, it is really the people that make this a special place to live. There is a true community spirit at Westlake Village, with neighbor helping neighbor and friends gathering often for relaxation and fellowship. Frequent potlucks in the clubhouse, game day every day of the week, an annual end-of-summer street party with live entertainment, and caroling in the streets culminating with a park wide Christmas dinner, rounds out each busy year at Westlake Village.

Newly formed MH-OSTA Chapter 6027 has been a welcomed addition to our community. With a very active board of directors the goal is to work with ownership/management to enhance the quality of life for all who live here. The board will be of great assistance to ownership/management in being a filter for issues that occasionally come up, as happens in any community. We are proud to be an MH-OSTA chapter, and will strive to serve the organization in a professional manner in all that we do.



Chapter News...continued

Terrace Lake, Salem

From Elaine Garley, OSTA Rep

Our park has come a long way and looks beautiful after the winter clean-up, everything in full bloom, and our club house having undergone some remodeling. Our park members truly feel the pride of home ownership. Our annual summer garage sale was a success and we sold hot dogs and beverages and baked goods. Now we're brainstorming fund-raising ideas. We have revived our once a month Saturday breakfasts and are constantly reviewing new ideas we can offer our residents for events and activities, like wine tasting and an exercise class.



View from the home of Terrace Lake residents Dale Stetson and Jenny Morton.

Longview Hills MHP, Newport

from Joyce Jensen, Chapter President

Park managers, Teresa and Terry Everest, have left Longview Hills, and it is rumored that they have been transferred to a Woodburn MH park. Before coming to Longview Hills, they had managed Three Lakes Estates in Albany. Our owner, HCA Management, has transferred Eddie Arthur and Ivy Stephens from Greenway MHP in Dallas to our park to be the new managers. They assumed management on July 14. I would be happy to share notes on these managers with interested residents in these other parks. District Directors Rita and Jane have my contact information.

Falconwood Village, Eugene

from Sheryl Stassi-Lampman, Chapter Member at Large

May was "Beautify Our Park Month" with residents working on their own yards and helping their neighbors. We also had a "Chocolate Madness Event" and Bingo. In July we celebrated our nation's independence with hot dogs and hamburgers. In April management hired a maintenance person who has done an incredible job and been very helpful to residents. We look forward to seeing more improvements in our park.

In July we had our first full MH/OSTA chapter meeting with approval of our bylaws. Carene Davis-Stitt moved into the position of president and we elected Claire Ragsdale to serve as secretary-treasurer. August is Membership Month and we look forward to enrolling more members.

Our Communities Bloom in Summer!



Left: Sheila King's yard at Eldorado

Right: A view of the garden of Norma Baggenstos and Brenda Jenkins at Terrace Lake



Our Communities Bloom...continued



Falcon Wood Village in Eugene — Lovely summer yards



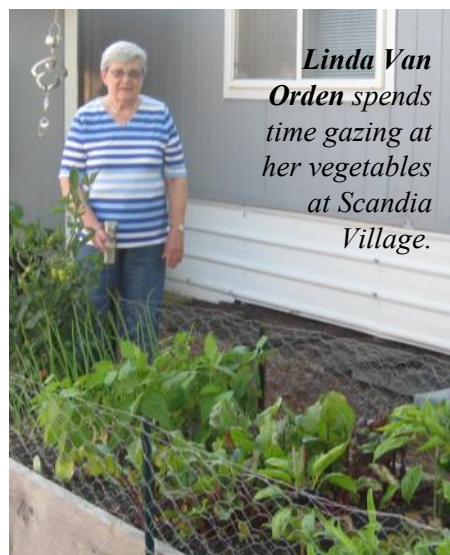
*Scandia Village,
Junction City —
Marion and
Mary Lou
Hunter have
tomatoes and
a glorious
clematis.*



Jacksonville Mobile Estates — Rausch Garden



*Above: Ruth Kiscoan has 33
blooms on her Easter lily at
Scandia Village!*



*Linda Van
Orden spends
time gazing at
her vegetables
at Scandia
Village.*

Garden Scenes continued on Page 13

RIGHT²KNOW

ORS 90.

Right 2 Know

2017 Oregon Laws, Chapter 324 (known as SB 277)

This amendment to Chapter 90.500 was signed into law by the Governor on June 14. There is also one amendment to the FED form statute in ORS Chapter.105. The bill title was "Relating to rental space for certain types of dwellings in facilities and declaring an emergency." Catchy title, huh?

The summary of the bill says, "Increases notice period for termination of rental agreement and removal of manufactured dwelling or floating home." For our information, the bill defines "deterioration" and "disrepair" so that landlords and tenants will better understand when demands are made to "fix" things.

In the Senate the primary sponsor was Sen. Arnie Roblan. In the House the primary sponsor was Rep. Ken Helm with co-sponsors including Rep. Elizabeth Steiner Hayward.

The bold print that follows indicates changes or additions to the statutes. Copies won't be available until the entire Title 10 Chapter 90 revision is printed and published. According to John VanLandingham, the Chapter 90 number should be added later this year. The changes, however, are in effect now and are written in bold type below, followed by the current 90.632, which details conditions for termination of rental contracts.

The differences important to manufactured home owners in communities is that now the items of disrepair and deterioration must be defined as such and not just be cosmetic and tenants' time to correct goes from 30 to 60 days.

Section 1 defines "deterioration" and "disrepair."

(a) "Deterioration":

(A) Includes a collapsing or failing staircase or railing, one or more holes in a wall or roof, an inadequately supported window air conditioning unit, falling gutters, siding or skirting, or paint that is peeling or faded as to threaten the useful life or integrity of the siding.

(B) Does not include aesthetic or cosmetic concerns.

(b) "Disrepair":

(A) Means the state of being in need of repair because a component is broken, collapsing, creating a safety hazard or generally in need of maintenance.

(B) Includes the need to correct a failure to conform with applicable building and housing codes at the time of:

(i) Installation of the manufactured dwelling or floating home on the site.

(ii) Making improvements to the manufactured dwelling or floating home following installation.

RIGHT²KNOW Cont

Section 2 changes a 30 day written notice requiring removal or eviction for disrepair or deterioration to 60 days' written notice and the **specific disrepair or deterioration that is the cause or reason** must be specified. Also the notice must list **what repairs are** required to correct the problem. The 60-day period can be extended another **60 days** if the necessary correction involves exterior painting, roof repair, concrete pouring or similar work and if the weather prevents that work during a substantial portion of the **60-day** period—unless the problem(s) create a risk of imminent and serious harm to other dwellings, homes or persons within the facility.

Section 3 lists reasons for termination of tenancy that give the landlord right to possession of the property for the stated reasons (see Ch. 90.632 for those reasons) to a **60-day notice with stated cause**. In the past landlords of apartments and rental houses didn't have to state any cause to evict tenants on a month-to-month rental agreement.

Section 4: The amendments to ORS 90.505 and (90.632 sections 1 and 2 of this 2017 act apply to:

Rental agreements for fixed term tenancies entered into or renewed on or after the effective date of this 2017 Act [June 14]; and

Rental agreements for month-to-month tenancies in effect on or after the effective date of this 2017 Act.

Section 5: This 2017 Act being necessary for the immediate preservation of the public peace, health and safety, an emergency is declared to exist, and this 2017 Act takes effect on its passage [June 14, 2017].

Chapter 90.632

90.632 Termination of tenancy due to physical condition of manufactured dwelling or floating home; correction of condition by tenant. (1) A landlord may terminate a month-to-month or fixed term rental agreement and require the tenant to remove a manufactured dwelling or floating home from a facility, due to the physical condition of the manufactured dwelling or floating home, only by complying with this section and ORS 105.105 to 105.168. A termination shall include removal of the dwelling or home.

(2) A landlord may not require removal of a manufactured dwelling or floating home, or consider a dwelling or home to be in disrepair or deteriorated, 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.

(3) Except as provided in subsection (5) of this section, if the tenant's dwelling or home is in disrepair or is deteriorated, a landlord may terminate a rental agreement and require the removal of a dwelling or home by giving to the tenant not less than 30 days' written notice before the date designated in the notice for termination.

(4) The notice required by subsection (3) of this section must:

(a) State facts sufficient to notify the tenant of the causes or reasons for termination of the tenancy and removal of the dwelling or home;

(b) State that the tenant can avoid termination and removal by correcting the cause for termination and removal within the notice period;

(c) Describe what is required to correct the cause for termination;

RIGHT²KNOW Cont

(d) Describe the tenant's right to give the landlord a written notice of correction, where to give the notice and the deadline for giving the notice in order to ensure a response by the landlord, all as provided by subsection (6) of this section; and

(e) Describe the tenant's right to have the termination and correction period extended as provided by subsection (7) of this section.

(5) The tenant may avoid termination of the tenancy by correcting the cause within the period specified. However, if substantially the same condition that constituted a prior cause for termination of which notice was given recurs within 12 months after the date of the notice, the landlord may terminate the tenancy and require the removal of the dwelling or home upon at least 30 days' written notice specifying the violation and the date of termination of the tenancy.

(6) During the termination notice or extension period, the tenant may give the landlord written notice that the tenant has corrected the cause for termination. Within a reasonable time after the tenant's notice of correction, the landlord shall respond to the tenant in writing, stating whether the landlord agrees that the cause has been corrected. If the tenant's notice of correction is given at least 14 days prior to the end of the termination notice or extension period, failure by the landlord to respond as required by this subsection is a defense to a termination based upon the landlord's notice for termination.

(7) Except when the disrepair or deterioration creates a risk of imminent and serious harm to other dwellings, homes or persons within the facility, the 30-day period provided for the tenant to correct the cause for termination and removal shall be extended by at least:

(a) An additional 60 days if:

(A) The necessary correction involves exterior painting, roof repair, concrete pouring or similar work and the weather prevents that work during a substantial portion of the 30-day period; or

(B) The nature or extent of the correction work is such that it cannot reasonably be completed within 30 days because of factors such as the amount of work necessary, the type and complexity of the work and the availability of necessary repair persons; or

(b) An additional six months if the disrepair or deterioration has existed for more than the preceding 12 months with the landlord's knowledge or acceptance as described in ORS 90.412.

(8) In order to have the period for correction extended as provided in subsection (7) of this section, a tenant must give the landlord written notice describing the necessity for an extension in order to complete the correction work. The notice must be given a reasonable amount of time prior to the end of the notice for termination period.

(9) A tenancy terminates on the date designated in the notice and without regard to the expiration of the period for which, by the terms of the rental agreement, rents are to be paid. Unless otherwise agreed, rent is uniformly apportionable from day to day.

(10) 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 90.630 by complying with ORS 105.105 to 105.168.

(11) A landlord may give a copy of the notice for termination required by this section to any lienholder of the dwelling or home, by first class mail with certificate of mailing or by any other method allowed by ORS 90.150 (2) and (3). A landlord is not liable to a tenant for any damages incurred by the tenant as a result of the landlord giving a copy of the notice in good faith to a lienholder.

(12) When a tenant has been given a notice for termination pursuant to this section and has subsequently abandoned the dwelling or home as described in ORS 90.675, any lienholder shall have the same rights as provided by ORS 90.675, including the right to correct the cause of the notice, within the 90-day period provided by ORS 90.675 (20) notwithstanding the expiration of the notice period provided by this section for the tenant to correct the cause. [1999 c.603 §2b and 1999 c.676 §4; 2001 c.596 §39; 2003 c.658 §7; 2005 c.22 §66; 2005 c.391 §26; 2007 c.906 §33; 2015 c.217 §18]

RIGHT²KNOW Cont

Another Legislative Plus for MHP Communities

HB2008A was also signed into law by the Governor and went into effect on June 6, 2017. It was co-sponsored by Representatives Julie Fahey and Pam Marsh and is now known as 2017 Oregon Laws, Chapter 198.

Until this amendment was signed into law, landlords closing a manufactured dwelling park and terminating rental agreements were required to pay the tenant a fixed fee dependent on the type of dwelling within the space such as single-wide, double-wide, or triple-wide dwelling. HB 2008A increases the termination fees landlords are required to pay tenants when terminating rental agreements from the \$5,000, \$7,000, and \$9,000 in the original statute. Now the payment for single-wide home in a MH park that is closing is \$6,000; for a double-wide it is \$8,000, and for a triple-wide or larger it will be \$10,000.

Also, the Office of Manufactured Dwelling Park Community Relations (MCRC) is required to recalculate these termination fee amounts annually to reflect inflation.

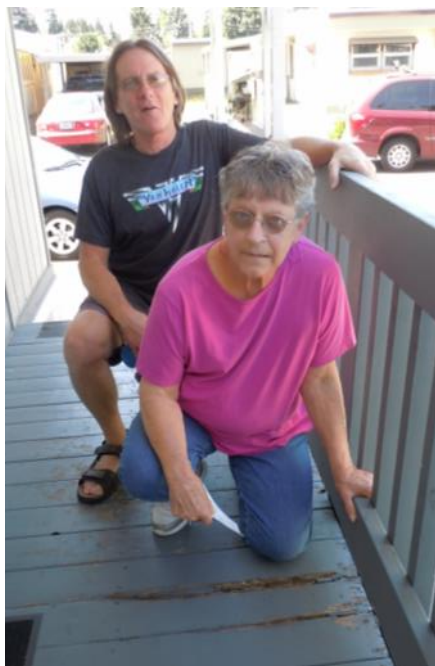
In 1989, The Oregon Legislature created the Office of Manufactured Dwelling Park Community Relations or the Manufactured Communities Resource Center (MCRC) to provide services and activities supporting the improvement of manufactured dwelling park landlord/tenant relationships. The MCRC additionally monitors continuing education compliance with landlords and maintains park registration requirements.

Helping Hands

A Helping Hand went to Lavaina Brown at Briarwood in Eugene. Her shed and carport roofs were replaced and the photo below shows a pleased “Vi” after the work was finished.

We also gave a Helping Hand to Joan Stern at Lee’s Mobile Home Park in Eugene to replace rotten boards in the decking to her front and back doors. Lee Ayres, a neighbor and former recipient of an OSTA Helping Hand, did the repair work. It’s always helpful when someone in the park can do the work and thereby reduce the cost.

Because their chapter is inactive, Woodland Park Estates in Eugene closed their chapter bank account and donated \$221.60 to Helping Hands. Jane Capron, Lane District Director, wishes someone in the park would invite her to their home to meet with a few neighbors and talk about reactivating the chapter.



Joan and Lee



Vi Brown

Thoughts on Aging



Turning Back

by Gus Daum

When life seems hard
and days look grim,
return to your center,
return to your soul.

Once within, where all is well,
open yourself to heartfelt joy.
Laugh out loud and sing all day.
Teach your soul to play.

Walk barefoot in dew wet grass.
Smile real wide to all who pass.
Clap your hands and tap your toes.
Teach your soul to play.

Return again to who you are,
Filled with wonder, love and awe.
Look within, but glow outside.
Show the world you play.

What about Dying?

by Dee Evers

Most of us don't want to think about dying, but it is really important that we do some as we enter our senior years. Do you want to be buried or cremated? Do you have a burial plot or need to get one, or have you made arrangements and pre-paid for your cremation? Are you aware of the "green" options for burial, such as a "pod"? Do you know that cremation puts toxic gases into the air but burial takes up room and is a slow deterioration process that costs considerably more than cremation. Would you donate your body to science at OHSU? Do you have money to pay for your death expenses?

Have you written an Advanced Directive and appointed someone to be your advocate for health care? Have you a POLST filed with the State of Oregon (Physicians Order for Life Sustaining Treatment) and received your POLST number? Do you have a legal will? Have you discussed your options with loved ones?

Forms are available online or from your local physician's office or hospital for Advanced Directives for Health Care. Complete and file necessary forms with your doctor and hospital for a sense of relief and control.

Finally, if you want to be in control of your dying and have a terminal diagnosis, prolonged pain, or seriously deteriorating mental capacity, you may wish to consider joining Final Exit Network, a national organization and one of many international organizations with an end-of-life plan. But only if such a move is consistent with your religious and moral values.



Enjoy Life

Advice from Gus Daum

I enjoy writing. In the past it was business letters and documents; then as I matured, I began writing for fun—essays, fiction, poems, family history. But when people began to compliment me, I began to write more for approval than for true joy. My writing turned into work as I tried to meet self-imposed high standards.

I hope you don't push yourself to higher and higher standards. If you enjoy cooking, experiment and play with it. Always wanted to paint at an easel? Do it. Dancing? We don't need to be the best dancer on the floor, just the one with the biggest smile of enjoyment.

Henry Wadsworth Longfellow's poem *Psalm of Life*, urging "life is real; life is earnest" has moved too many of us to feel traitorous for enjoying life. To paraphrase an often quoted phrase, no one ever went to their grave wishing they had worked harder or more hours of their day.

Do you know of any statewide rule or regulation regarding two people who are not related or married sharing a manufactured home? Roommates, for example? Or is this an individual park matter? Can the manager refuse to okay the roommate moving in on moral grounds?

—Perfectly Innocent



Your question does not have a simple answer, and since I don't know the specifics of your situation, I can only answer generally. The Oregon State Bar states on its website that you may be protected by federal, state or local laws that shelter certain categories of people from being discriminated against when it comes to renting a home, such as sexual orientation or marital status. (osbar.org/public/legalinfo/1248_HousingDiscrimination.htm)

If your proposed roommate was not included in your original rental agreement when you moved into the park, your landlord has the right and responsibility to assess the suitability of that person as a park resident by performing a background check or other screening process, just as you were screened when you applied to be a resident. The park manager wants to be sure that your potential roommate is not a danger to other park residents, and meets the park laws excluding people likely to commit "extremely outrageous acts," such as drug dealing and manufacturing, gambling, prostitution, burglary, violence and serious threats of violence that would make everyone's life unsafe.

A good first step for you would be to take a close look at your rental agreement, including the park rules and regulations, to see what they say about new residents moving into existing homes in the park. Your local community mediation center would be glad to help facilitate the best possible resolution. Just give them a call to explain what you need. They will definitely bring clarity and fairmindedness to the situation.

I've got black mold in my mobile home and I'm allergic to mold. It's too big an expense for me to pay some fumigator to come in and clean it all out. Shouldn't my landlord help pay to keep HIS park free of mold? It comes from outside, after all.—Moldy Louise (Not my real name)

Sorry, Louise, but my internet research reflects that mold does not usually come from outside. Mold often grows on water-soaked materials, such as wall paneling, paint, fabric, ceiling tiles, newspapers, or cardboard boxes. Humidity sets up prime growing conditions for mold, and we have lots of moisture here in Oregon!

Mold can be obvious or barely seen, hidden between walls, under floors and ceilings, or in less accessible spots, such as basements and attics. It comes in black, white, green, or gray, and is powdery or shiny and has names like stachybotrys, penicillium, aspergillus, paecilomyces, and fusarium.

Since the mold is in your house and the park management doesn't own your house, it may be entirely your responsibility to get rid of it. Even if someone else owned your home, landlord responsibilities (with a few exceptions) regarding mold have not been clearly spelled out in building codes, ordinances, statutes, or regulations. Only California, Indiana, Maryland, New Jersey, and Texas have taken steps toward establishing permissible mold standards with laws aimed at developing guidelines and regulations for mold in indoor air.

Mold may grow as the result of a tightly closed living space creating high humidity or for failure to maintain sufficient cleanliness. Check out resources at your public library or on the internet to find out how to get rid of your mold.

If you think other park residents have the same issue with black mold as you do, you might ask your local community mediation center to schedule a facilitated discussion with all the affected residents to plan some cooperated efforts to help get rid of the problem.

SongBrook in Bloom



Above: American Indians planted corn, pole beans, and squash in little mounds called milpa and surrounded them with flowers, like marigolds. The beans added nitrogen to the soil as they climbed the corn, the squash kept down the weeds, and the flowers discouraged insects. Also called "The Three Sisters," the plants are doing nicely in Jane's backyard.



Left: Jane mixes lettuce, chard, geraniums, and nasturtiums in her front planter.



Above: Gary Ehrlich digs squash in the SongBrook community vegetable garden.

Left: Gardeners Dixie and Tom Parker's yard is a flower garden with an inviting entry. They also plant and tend flowers in the common area around the SongBrook clubhouse.

Kids Space—

Something you probably won't learn in school

Making Change at Your Lemonade Stand

Here's something to do this summer. Borrow some pennies, nickels, and dimes, . Set up a pretend store and buy and sell stuff. Then practice making change for stuff costing less than a dollar.

If you're actually trying to make a little money, say with a lemonade stand, use this same method for making change. You sell a glass to the girl next door and when she pays, you say, "eight cents," and begin handing back change by saying, "Nine, ten," as you give her two pennies, and then give back a nickel and say "15," and then give a dime and say, "25." You're counting by ones with the pennies and by fives with the nickels, and by tens with the dimes.

With your borrowed coins, pretend you've been given a dollar for items costing 55 cents, 14 cents, 83 cents, 62 cents, 12 cents, 26 cents, 49 cents, and 73 cents. Count back the change as you move your pennies, nickels and dimes.

Try it! Maybe make it a game with friends or family. Check your work if you want by setting up the math problems, but you shouldn't be making any mistakes if you count back. And you'll be preparing yourself to get a job at the local ice cream store one of these summers!

NMHOA News

This year's National Manufactured Home Owners Association (NMHOA) conference will be October 4-5 at the Omni Providence Hotel in Providence, Rhode Island. NMHOA's annual convention is a time for home owners from across the country to meet together to learn from each other and outside presenters about the best responses to common issues facing manufactured home owners.

NMHOA is launching an incentive system that allows individual, community, or state membership renewals for more than one year at a time and receive a discount that makes the third year almost free. To learn more, go to: www.nmhoa.org/membership.

Why are you a member of OSTA?

I am a member of MH/OSTA to be part of a state-wide effort to protect tenants and assure that our rights are not compromised. I am a member because I want to stand up for respectful, fair and equitable treatment of tenants, and help resolve issues of concern in our park. OSTA is only as strong as our members, and we need to use our voice both in Salem to educate our legislators and in our community to educate tenants. I am a member because it is the right thing to do and the right organization for me as a tenant in a mobile home park. —Dee Evers

MH/OSTA Helping Hands Program

The program provides funds for improvements and repairs to the homes of residents with limited incomes to help them age in place. Improvements include accessibility improvements (such as door widening, replacement of door handles, ramps or installation of grab bars) or essential home repairs (such as replacement of rotten decks or electrical or plumbing repairs).

MH/OSTA currently is able to maintain a balance in the fund of \$2,500, so that there is enough money to support three Helping Hands at all times. From the beginning of the program six years ago, MH/OSTA has donated \$10,388.83 to our members for necessary home repairs, thanks to the generosity of our members who have made extra donations and to all who continue to renew their dues each year.

Remember, your silent auction bids at the state meeting on September 23 go to the Helping Hands fund.

Poets' Place

Syllabus of the Park

by Dewell H. Byrd, Miller Estates

Throughout this course, students, you will learn about the habits, characteristics and peculiarities of those seasoned, sanguine residents of "over 50" parks.

This is a no fee course without grades unless you register for AGING IN PLACE 101. There will be an occasional pop quiz and a final exam to assist in curricula mod.

You will note that the residents come from a variety of backgrounds including culture, education and finances. You will personally interview three of them.

Common characteristics, regardless of site, include a preoccupation with poop and speed (dogs and cars), safety and security, medical services,

first responders, super savings, garbage pick-up, mailman's routine, gossip and weather. You may find that there exists a filigree of loneliness and

talk turns to yesteryear when no calls come from grands. Yet never a back is turned upon a cry for help as the park becomes a community.

Now don't forget PEP RALLY in the quad at 4:00 O'clock. See you in class Monday via satellite.



MH/OSTA ANNUAL MEETING INVITATION

When: Saturday, September 23, 10:30 a.m. to 3 p.m.

Where: South Salem Senior Center, 6450 Fairway SE, Salem

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

Coming from the North on I-5: Take Exit 248 for Delaney Road, make a direct left and go under the underpass of I-5, make a direct left to the access ramp as if you were going back to Salem, but stay in the left lane and enter onto the Commercial Street. At the first signal, turn left onto Fairway Avenue, go about 500 feet and turn left into the access driveway to the center

Coming from the South on I-5: Take Exit 249 that puts you on Commercial Street. Stay in the left lane (avoid the right lane which will put you back on the freeway). At the first light turn left onto Fairway Avenue. Go about 500 feet and turn left into the access driveway

Coming from the West: For people coming from Newport, probably the quickest way to come would be via Hwy 20 to Albany, North on I-5 to Exit 249. An Alternate would be to go North to Lincoln City, East on Hwy 22 to North Salem, cross the Willamette River to downtown Salem, turn south on Liberty to South Commercial.

Registration Form: Complete and mail this form and \$20 per person no later than September 15 to: MH/OSTA, P.O. Box 24958, Eugene, OR 97402.

NAME(S) _____

ADDRESS _____

PARK NAME _____

(Reservations received after Sept. 15 will be \$25.)

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SALEM, OR
PERMIT NO 268



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