



THE osta

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OSTA Spotlight— Carene Davis-Stitt



This OSTA Quarterly Review and the two issues preceding it, come to you courtesy of Carene

Davis-Stitt, who has taken over layout of the pages. She works fast and efficiently, probably due to her many other responsibilities on civic boards and in community organizations that require much of her time and talent.

A professional mediator, Carene received a Ph.D. in social psychology from the University of Oregon and taught there for five years before opening her own business, DeltaNet Management Consultants, which she still manages.

She and her husband, Harold, live at Falcon Wood Village in Eugene, where Carene is currently the MH/OSTA chapter president. An OSTA member since 2009, she has always been a chapter officer, for several years secretary-treasurer. Her mother, Judy Greer, also lives at Falcon Wood and was featured in the OSTA Spotlight in the Spring 2013 issue, available for viewing on our website and blog.

We truly appreciate and thank Carene for her work for OSTA.

Don't Miss Out on our Spring Membership Drive

OSTA members have a chance to do good for themselves, their friends, and our organization, but only for a limited time.

The board has approved waiving the \$30 membership renewal fee for one year to current members who recruit one or more new members to join our organization during March, April, and May. The renewal fee will be waived for one year only, no matter how many new members a current member recruits, but the more people who join, the stronger OSTA will become. When recruiting a new member please include your name and member number, if known, on the new application so that we can extend your renewal.

The board also approved lowering the initial membership dues to \$20 for new members who join our organization during attendance of a chapter meeting or other OSTA-sponsored event for these three months. There is no renewal waiver with this option.

Please encourage others to take advantage of these opportunities. The more members we have the stronger our organization becomes. For a schedule of meetings and events, contact your OSTA representative.

Coalition Working on 2019 Legislation Bills

The Landlord/Tenant Coalition continues to meet monthly to discuss potential bills for the 2019 legislative session. Two that are of interest to homeowners living on rented land in manufactured home communities involve enforcement of the Chapter 90 statutes— now being called “dispute resolution” rather than “enforcement”—and clarification of the “termination for cause” statute.

“Dispute Resolution” aka “enforcement” discussion was postponed in March to the April 17 meeting. Three approaches to resolve disputes are being considered: 1. enforcement by a state agency, 2. enforcement by a special lawyer, or 3. arbitration if mediation is refused or fails. MH/OSTA members are welcome and urged to attend and offer opinions and comments. The April meeting will be in Salem from 9-noon at 2225 State Street.

The termination of tenancy for cause statute (90.630) is felt to be too vague. Residents are given 30 days to “cure” (correct) breaches of rules unless they are “egregious,” like selling drugs, harboring a vicious animal, engaging in serious fighting or loud partying. The coalition will probably clarify the language to alleviate confusion and prevent any egregious acts to continue for 30 days before a tenant is evicted.



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From the Editor...

Helping Hands Funding is still available to our members. Contact me if you have questions or need forms.

MH/OSTA is a tax-exempt non-profit organization recognized by the IRS. We are one of over a million such organizations. If you pay taxes, don't forget that your dues and donations to OSTA are tax-deductible.

Two pilot programs are being promoted by Oregon Housing and Community Services (OHCS), one to reduce veteran homelessness and the other to start replacing manufactured homes built before 1976, thousands of which are safety and health hazards. Both are ambitious projects that will require millions of dollars. It will be interesting to watch how these programs develop.

So many of you responded to the OSTA Chat Room question that I had to shorten some of the responses to fit the space. Pages 4 and 5 are reserved for Chapter News but we didn't get much, so there was an extra page for the chat room. I hope we still have chapters that meet occasionally.

Last year Costco sold 87 million rotisserie chickens for \$4.99 each. The price hasn't gone up since 2009. Too bad we can't say the same for our site rents.

—Jane



notes in Our Mail box

...what a wonderfully informative issue [Winter] it is, from every standpoint, and thank you for your unceasing efforts on behalf of us all.

—Laurie Breier,

Secretary, Shadow Ranch Tenants' Assn. and board

member, OSTA Chapter 2353

You do an outstanding job of putting together a LARGE review. Congrats! It just goes to show that just because there may be snow on the roof, it doesn't mean the fire inside has gone out, or that we are without brains!

—Dee Evers, Jacksonville Mobile Estates

You do a superb job with the review and we appreciate it very much.

—Dick and Sally Larsen, Beaverton

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From The President...

Rita Loberger



Welcome to all new, continuing and potential members of MH/OSTA. We value your support., and we've got a deal for you! Our spring membership drive is now in full swing and will run through May. Details are on page 1.

State officers for 2017-18 are Rita Loberger, president, John VanLandingham, vice-president, Jane Capron, secretary, and Nancy Inglehart, treasurer. We have had more board changes: Julie Massa has replaced Chelsea Cato as the CASA member at our directors' table. Peggy Wilson has found it necessary to resign from the board leaving the coast without a director. We're always interested in hearing from members who might give us a few hours a month being a district director and/or serving on the board. Currently we have eight board mem-

bers and our bylaws allow for as many as 17. Any of the current board members would be more than happy to discuss a position on the board with you (see Directory on page 2).

There are several parks that recently have been attempting to pass new rules for their parks without following state law. Our very alert members are aware of 90.610, and violations of this statute were brought to the coalition as examples for the need of enforcement. There's an active program in place here in Portland run by the police department—perhaps you have heard of "See something, Say something." If you see suspicious activity, a fire, or need to report a medical emergency, you can call the 9-1-1 line to "say something" in Portland and Clackamas, Clatsop, Columbia, Hood River, Multnomah, and Washington Counties.

Meanwhile, I strongly urge you to form a chapter and to elect a committee of seven if you currently aren't organized. You are also welcome at coalition meetings. Let's make this a good year for manufactured homeowners.



Julie Massa

Rita

NMHOA Urges Action to Protect MH Home Buyers

The national manufactured housing organization informs us that In the **Department of the Interior, Environment and Related Agencies Act of 2018 (H.R. 3354)**, there is a proposal to roll back consumer protections against high cost loans for manufactured home buyers. The language in this bill would repeal the protections we have now that are the same as those afforded to the buyers of site-built homes.

The problem facing homebuyers has been well documented. For instance, The Seattle Times and the Center for Public Integrity, in a series of articles published in 2015, reported that former dealers said Clayton Homes "encouraged them to steer buyers to finance with Clayton's own high-interest lenders." The investigation concluded that industry leader "Clayton relies on predatory sales practices, exorbitant fees, and interest rates that can exceed 15 percent, trapping many buyers in loans they can't afford and in homes that are almost impossible to sell or refinance."

Contact your Senators to encourage them to oppose any effort to weaken manufactured home buyer protections.

Chapter News

Briarwood MHP

from Gwen Garey, OSTA representative

We members at Briarwood do not have OSTA meetings, but the resident Bunco group was able to donate \$350.00 to Danebo Elementary school this year. As in the past, residents also made a big box of hats and scarfs for the children at our adopted school. And people also donated gift to the U.S. Marine Corps Reserve Toys for Tots Program.

Westlake Village OSTA

from Bob Cottriel, chapter president

We met with our managers and were promised that a yellow line would be painted around the base of the curb on the streets where the curb height is a problem. Too many people have fallen and tripped and gotten hurt, so we are really excited to get this done. Our Westlake Village OSTA chapter has over 40 households that have joined with more signing up every month. We are really pleased with the interest here in the Village to help OSTA keep working for laws that help protect the tenants.

Lee's MHP, Eugene

from Joan Stern, chapter president

We are still playing Bingo on the first Thursday of every month. Our crowd is small but we still have fun. Anyone can come and play and does not have to live in our park. We start at 1 p.m. and are usually done no later than 3 p.m. We play regular Bingo with a special game in between.

We are having our chapter meetings every six months unless something comes up and we need to meet more often.

Terrace Lake MHP, Salem

from Elaine Garley, chapter representative

We are working on the development of a neighborhood watch program and CERT (Community Emergency Response Team) training for a minimum of 20 people. The training is for an understanding in the basics of emergency response and state and federal guidelines and ensures that we are all on the same page should a disaster hit us. We want to avoid being mired in chaos. The park also participated in the Church-in-the Park Donation Drive for the homeless by contributing clothing and household goods for homeless families being sheltered by the churches. It was a successful drive as we loaded an

SUV and a pickup with boxes of donated goods. We have begun the planning for this year's annual garage sale, and are discussing a catered food and wine pairing dinner.

River View Estates, Roseburg

Beverly Lyell, who has been chapter president, will be traveling the rest of the year and needs someone to step up to take over as OSTA representative. Contact a district directors for guidance.

SongBrook, Eugene

from Jane Capron, chapter president

Members will meet at 10:30 Tuesday, March 13, for their semi-annual OSTA meeting and pizza lunch. Business includes election of a nominating committee to prepare a slate of officers for the next two years, beginning in September.

Lane District Meeting

12:15 pm, Tuesday, March 13

**SongBrook Center,
4055 Royal Avenue, Eugene**

**Light Lunch at 11:30 am for all who
RSVP to Jane Capron by March 11**



District 14 State Representative Julie Fahey with Ken Pryor, Manufactured Communities Resource Center director, pictured at a recent coalition meeting. Representative Fahey is one of the expected speakers at the Lane District Meeting.

OSTA Chat Room

Jane Capron, Your Host



Question: Should cursive writing and the memorization of multiplication tables be thrown in the educational trashcan?

As you all may know, many schools no longer teach penmanship or require students to learn their times tables. Am I am old fuddy-duddy for thinking this is wrong? --Jane

I feel that students should learn survival skills, e.g. home ec and shop so that the person can at least sew on a button or hang a picture. It's surprising how many young people can't do either of those things! As far as math skills go, yes absolutely, then they could figure out why they are broke after charging all sorts of things and only paying the minimum due. Without some kind of penmanship how will they be able to write if they lose their cell phone signal? With no cell phone signal they couldn't type on their phones and would have to actually...WRITE!! with a pen or pencil. Oh my goodness.

—Hilary Loud, Lakewood MHP, Eugene

My question is, What about doctors? You can't read their signatures now. How will they print them so we can't recognize them? —Donna Winchester, Columbus Greens, Albany

Hi Jane. Such a good question. I of course think those things are valuable, partially because of the discipline it takes to learn them but also for the mind exercise from the "tables" and the dexterity for the hands. Writing in any form is becoming a lost art. I think all the other classes are important also to produce well-rounded people who aren't oblivious to how things are created and perhaps even inspire some of them to create something wonderful on their own. I asked my daughter (the teacher) and this is her response. —Marita Ruiz, Lee's MHP

As a teacher of students that will soon be adults out on their own, the big impact that I see with not teaching cursive is that no one has a signature. If schools did nothing but teach the student how to write their own name in cursive that would be better than nothing. Technology has made knowing multiplication facts obsolete. I think a more important skill for students to learn is how to estimate. Students do math using a calculator and have no idea when they get a wildly incorrect answer because of their poor estimation skills. IF ONLY common sense could be taught! —Marita's daughter

During our time it was important, but computer/internet technology creates a situation where these skills are no longer a requirement. Children's skills and upbringing are experienced via the keyboard, and the speed of communication via these tools is ten times faster than our abilities are. Nothing is handwritten anymore and all they have to do is speak to the computer to get their answers and results. Impossible to compete with this. —Charlie Ricker, Knoll Terrace, Canyonville

Schools have severe fiscal and time constraints. When voters don't support school bonds, when state legislatures don't provide sufficient funding for reduced class size and teacher salaries, and when the Federal government imposes performance criteria, such as standardized test score results, then writing and penmanship have too low priorities to warrant instructional time. Should writing and penmanship be taught in schools? The question should rather be, "How do we teach children to communicate effectively?"Writing skills are paramount for communication, whether handwritten or keyboarded...or twittered...and young writers are among best-selling novelists with the gift of written communication....I am not convinced that today's students are worse writers than yesteryear's.



continued on p. 6

continued from p. 5

Another question might be, "If schools don't do it, why can't parents and guardians do it?" Some parents cannot teach, for a variety of reasons. It's has been said that "it takes a village to raise a child." People who feel that schools are not doing the job could be part of that village and volunteer to teach penmanship and writing skills at a local school.

—Rich Pitter, Gainsborough, Eugene

I totally agree that everyone should use cursive writing and that memorization of multiplication tables should not "be thrown into the educational trashcan"! It's amazing how many younger people do not or cannot use cursive writing and cannot perform math skills without a computer! The education system needs to be changed back to the way it was! —Judy McDaniel, Meadow Park, Corvallis

ABSOLUTELY NOT!!! If kids can't read cursive, they can't read our original founding documents!! (Even though they are hard to read in the older English). As for the multiplication tables, I think those are just basic education. In fact, I'm beginning to doubt that ANY math is taught these days, seeing the way cashiers are at a total loss to make change if their internet is down!! Let's dumb down the country a little more and then wonder why we're lagging other countries economically!! (My daughter retired last year after 30 years as a high school teacher and she totally agrees).

—Jan Seely, Terrace Lake, Salem

1	2	3	4	5	6	7	8	9	10
2	4	6	8	10	12	14	16	18	20
3	6	9	12	15	18	21	24	27	30
4	8	12	16	20	24	28	32	36	40
5	10	15	20	25	30	35	40	45	50
6	12	18	24	30	36	42	48	54	60
7	14	21	28	35	42	49	56	63	70
8	16	24	32	40	48	56	64	72	80
9	18	27	36	45	54	63	72	81	90
10	20	30	40	50	60	70	80	90	100

I had to learn and pass the multiplication tables in grammar school. I also had to learn cursive writing in third grade. My teacher was brutal. She made us sit up with proper posture and practice forming letters perfectly. She also walked around the room and hit our knuckles with a wooded ruler if we didn't. To this day I resent the way I was forced to learn and I print almost everything.

I am homeschooling my fifth grade granddaughter. She is learning cursive writing. Last year part of the curriculum was learning the multiplication tables as a foundation for math. This year she was reminded that multiplication was a major part of many math situations. Sam agrees that if you memorize the multiplication tables you can think and process your problems faster. One of her test questions recently was: Explain why multiplication is important in learning about fractions. As for cursive writing, she says all of her essays and portfolio pieces are done on the computer so there is not that much need to learn cursive. —Nancy Inglehart, Belleacres MHP, Gresham

*Jane responds: Wow! This is the most mail we've gotten from a chat room question! You might like to know that the North Carolina State Legislature recently passed a law requiring students to memorize multiplication tables and made cursive writing mandatory. "As we have done with the abacus and the slide rule, it is time to retire the teaching of cursive," wrote a professor of education at the University of Southern California. Between the two points of view is a handwriting expert and educator who believes that cursive should be taught in our schools – but only to be read, not written. She says reading cursive can be taught to five- and six-year-olds in 30-60 minutes, while learning to write it is very complicated. In 2012, a survey of handwriting teachers found that 55%, wrote a hybrid, combining print and cursive letters, finding this method the **most legible and efficient**. As for math, my feeling is that kids need to learn to make change by counting back, something I learned from my father when I got my first job at an ice cream store. And I think Marita's daughter's suggestion of learning to estimate is excellent. Now, is someone could just teach us an easy way to do our own taxes!*

RIGHT²KNOW

ORS 90.

Housing Rights for Manufactured Home Residents in Oregon

Prepared by Legal Aid Services of Oregon, Portland Regional Office, Updated July, 2017

(This is the first of a series of Right 2 Know pages, produced by and reprinted with permission of the Legal Aid Center in Portland. Their information reviews the rights of individuals who live in manufactured or floating homes which are owned by the resident, but which occupy space rented by the homeowner in a facility designated for that purpose. A "facility" is a place where four or more manufactured homes or floating homes are located, so this information applies to most of our members. Different laws apply to individuals who live in a manufactured home park but own a Recreational Vehicle and this information does not apply to their situation. The information has been edited slightly for space considerations. We suggest you pull and save these pages and pages in the next two issues to keep as a reference booklet.)

Where can I get information if this booklet does not cover my tenancy?

If you rent your home but reside in a manufactured or floating home in a facility, you are probably covered by other parts of landlord-tenant law. Ask your local Legal Aid office for a separate booklet called *Landlord-Tenant Law in Oregon*.

RENTAL AGREEMENTS

Do I have to have a written lease/rental agreement? (ORS 90.510)

Manufactured home landlords must provide residents with a written rental agreement. This is a document that both you and your landlord sign. The rental agreement generally cannot be changed by one party. The rental agreement must specify:

- The location and size of the space you will rent
- The term of the tenancy
- The monthly rent
- All services and/or facilities provided by the landlord
- All security deposits, fees, and installation charges imposed by the landlord
- Which improvements must or may be made to the rented space by the resident, including landscaping and plant materials
- What will happen to any improvements you have made (i.e., landscaping, etc.) to the rented space after you leave
- How your landlord will decide whether to accept the purchaser of your home as a resident should you decide to sell. You cannot sell your home to someone who has not been accepted as a resident by your landlord unless the buyer plans to move the home.
- If your park is for seniors only, the federal fair-housing age classification (if it is a 55 or older senior housing).
- The process by which either party gives notice to the other party.
- The process by which landlords may change the agreement or the rules and regulations, specifying that they must give 60 days written notice unless at least 51% of the spaces file an objection within 30 days of the proposed rule change.

RIGHT²KNOW Cont**What is a Statement of Policy?**

A *Statement of Policy* is another document your landlord is required to give you before you moved in. It gives you some general information about the facility into which you will move, and must include:

- The location and size of the space you will rent.
- The facility policy regarding rent increases, and a rent history that shows what the rent has been on January 1 of the previous five years.
- A list of any services or facilities, which your landlord will provide.
- A list of installation charges imposed by either your landlord or government agencies.
- The facility policy regarding termination of rental agreements, including what will happen if the facility closes or is sold.
- Facility policy regarding informal dispute resolution
- A list of all the utilities that are available, and a statement of who will furnish and pay for them.
- Any facility policy regarding the removal of a manufactured home, along with a notice that removal of a manufactured home from a facility can impact the market value of the home.
- If a residents' organization exists within the facility, the Statement of Policy must include a one-page information sheet about the residents' organization.
- The federal fair-housing age classification (whether the housing is 55 years or older) and whether any zoning might affect the use of the rented space.

What is a "fixed-term" rental agreement/lease? (ORS 90.550)

You can rent facility space for your manufactured home in one of two ways: on a "fixed-term" basis or month-to-month. If you rent on a fixed term basis then the length of the rental agreement must be *at least two years*. A month-to-month tenancy lasts indefinitely.

What happens when my fixed-term rental agreement expires? (ORS 90.545)

When a fixed term rental agreement expires the tenancy becomes a month-to-month tenancy unless the landlord offers a new fixed term rental agreement. The offer of a new rental agreement must:

- Be made at least 60 days before the end of the old rental agreement and
- Include a copy of the new rental agreement, and a written summary of the differences between the new rental agreement and the old one.
- The new rental agreement can differ from the old rental agreement, but there are restrictions on how it can differ. These restrictions are intended to prevent your landlord from forcing you to move by offering a rental agreement so unreasonable that you would never sign it.

Rule changes made by the new rental agreement must be:

- Required because of changes to landlord/tenant law in Oregon,
- The same as rules offered to other prospective residents for your facility during the past 6 months, or
- Customary for the local rental market.

The new rental agreement *cannot*:

- require you to physically alter your manufactured home, or build a new accessory structure such as a carport or shed, nor
- be related to the age, style, or size of your manufactured home.

RIGHT²KNOW Cont

If your landlord proposes a new rental agreement, you must accept or reject it, in writing, at least 30 days prior to the end of your old rental agreement. If you do not accept it or you reject it unreasonably, your rental agreement expires and does not become a to a month-to-month arrangement, and you have to move.

If you move because you did not accept a new rental agreement proposed by your landlord, your landlord must allow you to store your home on the premises for at least 6 months. The landlord can charge rent for this time. If you do not move out when your rental agreement expires and your landlord files an eviction in court, you do not have the right to a storage agreement.

If your landlord does not submit a new rental agreement for you to consider at least 60 days before the expiration of your old rental agreement, your tenancy automatically becomes month-to-month when your rental agreement expires.

RULES

What kind of rules may my landlord impose? (ORS 90.510)

A landlord can impose rules concerning a resident's use and occupancy of the premises. A rule must be reasonably related to the purpose for which it was adopted, and must be specific enough that you know whether or not you are in compliance. Your landlord cannot adopt a rule specifically in order to evade his/her obligations under the law.

Your landlord can have rules about how many people can live in your unit, but these rules cannot be more restrictive than two people per bedroom.

If your rental agreement says so, your landlord can charge you for utilities provided to your unit or to the common spaces. Your landlord can only charge you as much as the utility company charges your landlord, and cannot impose additional fees, or other charges for providing utilities.

How can my landlord change the rules that apply to my tenancy? (ORS 90.610)

If you have a fixed-term rental agreement, your landlord cannot change the rules until the term of the rental agreement is up. (However, there could be a clause in the rental agreement that says that the resident agrees to be bound by new rules adopted pursuant to this statutory section. In that case the landlord could change the rules during the fixed term).

If you rent month-to-month, your landlord can change the rules that govern your tenancy with 60 days written notice. You have the right to object to rule changes, and if over half (51%) of the residents object to a rule change, the change will not go into effect. The objections must be in writing. Only one resident per unit in the facility may register an objection.

The landlord's written notice of the rule change must include the following:

- The date of the notice.
- The date on which the new rules will go into effect.
- A statement that the new rules will not go into effect if 51% of the residents object.
- The latest date by which written objection to the change must be received.

Pet Rules: If you have a pet which is allowed under your lease and your landlord changed the rules about pets since you moved in, your landlord cannot force you to get rid of your pet. If your pet was living with you when you got notice of the new rule that would prohibit your pet, you may keep your pet and replace it with another, similar pet. New rules about the behavior of your pet will apply to you and your pet. A landlord renting space in facilities cannot charge fees or extra rent for pets. There may be rules surrounding pets, including whether or not they can be kept, but no fees may be collected.

RIGHT²KNOW Cont

RENT INCREASES (90.600): If you are on a fixed term lease, your landlord can not raise your rent during the term of the lease. If you rent month-to-month, your landlord must give you 90 days written notice in order to increase your rent. This notice must include the amount of the increase the amount of the new rent and the date on which the increase will go in effect.

EVICTIONS: Can my landlord make me leave my home? Your landlord cannot change your locks, shut off your utilities, take your property out of your home or do anything else to force you to leave without a court order. Only the sheriff can physically force you to leave your home. If your landlord does lock you out of your home, tell your landlord that it is illegal and ask to be let back in. Call the police and call a lawyer as soon as possible. Your landlord *can* terminate your tenancy under certain circumstances. See below for more information. Your landlord must give you written notice stating when your tenancy will end, and take you to court if you do not move out by that date. Your landlord must give you advance written warning as discussed below. **What can my landlord do to make me leave?** Your landlord must give you a written notice in order to make you move out of the facility. The amount of time you must be given to move varies, depending on the circumstances. Your landlord *must* have a reason to make you leave a manufactured home facility. The reasons are discussed below.

72 Hour Notice or 144 Hour Notice for Nonpayment of Rent (ORS 90.394)

In most cases, a landlord can give you a written notice about nonpayment of rent starting on the eighth day after the rent is due. The landlord can give you a written 72 hour notice stating that you need to pay the rent or be move out within the 72 hour period. The landlord can wait only until the fifth day, but then must give a 144 hours to pay the rent. If you pay the rent for that month during the 72 hour period (or the 144 hour period) than you do not have to move. Your landlord is not required to accept a partial payment during this period. Your landlord may only require you to pay rent during this period and not late fees. If your landlord refuses to accept your rent payment during this period than you may have a defense if your landlord files an eviction court case. If you don't pay during the notice period, your landlord can file for an eviction in court. You have the right to a court hearing.

30 Day Notices for Repeated Late Payment of Rent (ORS 90.630(8))

If you pay your rent late on a regular basis your landlord can give you a 30 day notice of termination. If you are late paying rent for a single month, your landlord can give you a 72 hour notice or 144 hour notice for nonpayment of rent discussed above. However, if your landlord has given you at least three valid notices for non-payment of rent (either a 72 hour notice or 144 hour notice) during the last 12 months, then your landlord can give you a 30 day notice of termination regardless of whether or not you paid your rent that month. At least two of the past notices for nonpayment of rent in the last 12 months must include a warning that the third late payment could result in eviction. You have the right to a court hearing where you could raise any legal defenses you might have against the landlord's claim, but you do not have a right to correct the violation. In summary:

1. In order to give you this type of notice, your landlord must have given you notices for non- payment at least three times in the past 12 months.
2. In at least two of these notices, your landlord must have warned you that paying rent late again can lead to a 30 day notice.
3. The 30 day notice can come after the third notice for non-payment, or it can be given at the same time.

[Note: This information is for general educational use only. It is not a substitute for the advice of an attorney. If you have a specific legal question, you should contact an attorney. The information in this booklet is accurate as of July, 2017. Please remember that the law is always changing through the actions of the courts, the legislature, and agencies. There is a one -year statute of limitations on all claims brought under the Oregon Residential Landlord and Tenant Act. To sue your landlord for claims under this Act, you must file those claims in court within one year after you have been damaged.]

Thoughts on Aging

Are You Havin' Any Fun?

by Gus Daum



There was a song way back in the fifties or sixties, who some might remember: *"Are ya havin' any fun, Whatcha getting outa livin'? If other people do, So can you, have a lotta fun."*

Without question, negative situations are all around us if we choose to focus on them, but instead, let us try to find the humor and laughter in the world. Besides, there is evidence that fun and laughter offer health benefits, relieving stress, improving heart health, reducing blood pressure, and just making the world a lot nicer place to spend our lives.

First, learn to laugh at yourself. Admit, each of us has done and do some pretty silly things. Much of it comes from trying to please others, aspiring to their goals rather than our own. Gone to any meetings that you had no interest in? Continued a book you didn't like just because you were already half way through?

As a daily reminder I have adopted two tools to remind me that my world need not be drudgery. On the dash of my car I have wedged a small clown figure against the windshield. He is there to remind me that a two-minute wait in traffic is not a world tragedy, nor is the guy who just cut in front of me on the freeway an instrument of the devil. The second is a small elf perched atop my living room clock. He is there to caution against being a slave to the clock. The clock is a tool, but I am not its slave.

The friends I most enjoy are the ones who offer a frequent friendly laugh at some of my goofs and aren't offended when I catch them in their own frailties. I hope you have some friends like that.

How Time Flies!

by Dee Evers

Isn't it strange how fast the years fly as we age? This past year came and went like a hurricane! I can recall how, as a child, it seemed to take forever from one Christmas to another, and even as a young adult when I went into nurses' training, I remember thinking, "Gee, I am signing my life away for three years"! Now, I look back and can hardly believe that I have lived in Oregon for 21 years.

Our perspectives change over time, and I think it is for the good, mostly. When in San Diego in the 70's, I was disgusted to see two lesbians kissing. Then I discovered one of my good friends was a lesbian. Later I found several more in a national nursing association, and they were wonderful people. Over time I have done a 180, and realize that it is nobody else's business who we live with or love.

At least two of these gals had had abusive fathers, so perhaps they chose another woman because it made them feel safer. But mostly I believe it is an internal, bodily function over which people have little or no control. No one would choose to be maligned, ridiculed, ostracized, avoided, denied their rights because of sexual orientation, nor should they be. Also, over the past 15 years, my political and religious views have changed.

Change is inevitable, and it is healthy for us older folks to make an effort to stay flexible so we can live and be comfortable in a fast-changing world without being considered "old fogies"!

Every period has its good and its bad, and we must try to make the best of what we have. I just wish younger folks were more considerate, less impatient, spoke more slowly, didn't say "like" every five words, and had greater regard for us old folks!





Guest Mediator
Marti K. Dane

Q: *Our rental agreements state that we have a laundry facility, but only one very old washing machine still works. We*

have notified our new manager, but nothing seems to be happening regarding correcting the situation. Do the residents have the right to demand more than one machine for 143 households? Is getting some newer machines that work a subject for mediation?
—Overloaded

While you may feel like you are being “taken to the cleaners,” you might want to stop, look up the contract and closely examine the language in the rental agreement. There is a big difference in the following two phrases.

- Laundry facilities are available
- Laundry facilities will be provided for all tenants.

Communication is extremely important when working for 143 households. It sounds like a good issue to bring to the tenants committee. If you don’t have one, research ORS 90.600 (5)(a) Tenants Committee Brochure: www.oregon.gov/OHCS/CRD/OMDPCR/docs/CommitteeEngl.pdf. Another option is contacting your local community mediation center. A mediator will help you initiate a discussion with the landlord to find out what is going on. With the help of a mediator, you can learn what is causing the delay in repairs and perhaps brainstorm solutions to a much more workable facility. Mediation allows the landlord the opportunity to find out what is important, prioritize and then set a plan for the solution everyone wants.

--Marti

Q: *My neighbor hates me. She calls and complains about my car blocking her access to the street. We all park on the street and have for years. She’s got plenty of room to back out of her driveway. My car isn’t in her way. She just likes to complain. She even calls me up to complain. What can I do? The district director says we should have mediation, but I know she wouldn’t go for that.*
—Victimized

The “Cycle of Conflict” is a natural dynamic that we see in conflicts throughout history as well as across the back fence.

It works like this, one person is upset by an action: in this case, parking. So, they start to raise their voice. The car owner senses a conflict coming and backs away, thinking the other needs space. The complainer feels like they aren’t being heard and they honk louder! The car owner senses danger and shuts down. The complainer then feels disbelief and begins to reach out to others (e.g. calls AAA) in a cry for help. Finally, the car owner realizes this is something that is getting out of hand and feels the need to catch up the outsider on the negative behavior of the complainer. Suddenly, both parties feel the other is being unreasonable! Usually, they are both right, because they are both frustrated.



However, there was a way to turn that complainer into a problem-solving partner. But, it takes courage and patience to recognize that you may have to listen to things you don’t agree with, and let the other person vent a bit more than you like. Then, you can start to ask questions to understand what has happened to make this a concern. Since it seemed to be ok for many years, something must have changed.

A couple of quick questions: What happens when you try to talk to her? Neighborhood relationships are finicky things and built stronger over time. Consider when you are approaching her, what she may be dealing with and what her needs may be. It sounds like the complaining isn’t working for her. If the complaints keep coming, it might be a good idea to sit down with a mediator (in essence a translator), and work through the situation.

--Marti

Q: *The new manager tells me I've got to pay \$25 a month to have my old truck, that I need occasionally for hauling dirt and stuff, parked in front of my house. I parked it in the storage area for 15 years for free and now she says I can't park anywhere in the park unless I pay \$25 a month. I didn't think a manager could go making changes after all this time of accepting my rent. Do I need a lawyer?*

—Penny Pincher (not by choice)

In this situation, there is a big difference between the park rules and your rental agreement. The rental agreement is a binding legal agreement and cannot be changed without you and the manager both agreeing on it. ORS 90.510(4). If, however, parking is covered in the park rules the new manager may indeed be able to change the way it has been. In order to make a change in the park rules, the management must give tenants 60 days notice that the rules are changing and tenants must be given 30 days to respond to or reject the changes. However, even if these steps have been met and the park rules now state that you cannot park your truck there anymore, you still have options. Before you spend any money on an attorney, contact your community dispute resolution center. An authorized manufactured dwelling mediator will assist you in choosing the best strategies for addressing this situation. --**Marti**



Marti K. Dane
Executive Director
Six Rivers Dispute
Resolution Center

Marti Kantola Dane, Executive Director, Mediator and Lead Trainer for Six Rivers Dispute Resolution Center, is a creative problem solver with over 20 years' experience in strategic communication analysis, process design, and negotiation theory. She believes in home as a place for solace and is a strong advocate for peace between neighbors.

Sam's Space



Bridging the Gap the Gramma Way

My Gramma's grandmother would always bake homemade Toll House chocolate chip cookies for her. She told me how much she enjoyed cooking and baking with her. She rarely used recipes, but cooked and baked the old Italian way. She would tell my Gramma "Quanto Basta," which means "enough" in Italian. This means you know when enough of an ingredient is added.

I enjoy baking with my Gramma. She is teaching me how to cook, too. I usually like to remind her that today we do things the modern way. So she takes me to the store and buys the ready made tray of cookie dough squares and I put them on the cookie sheet and bake them in the toaster oven. See? Simple! She usually reminds me that there is nothing like the home-made, old-fashioned way of making chocolate chip cookies.

Gramma's Chocolate Chip Cookie Recipe:

2 ¼ cups all-purpose flour
1 teaspoon baking soda
1 teaspoon salt
1 cup (2 sticks) butter, softened
¾ cup granulated sugar.
¾ cup packed brown sugar
1 teaspoon vanilla extract
2 large eggs
2 cups (12-oz. pkg) Nestle Toll House
Semi-Sweet Chocolate Morsels

Sam's Chocolate Chip Recipe:

Drive to Fred Meyer. Pick up a package of refrigerated cookie dough squares.

A Call to Action Part 2 *from Nick Kloepping, Golden Oaks MHP, Springfield*

Residents of manufactured home communities should be concerned with what has occurred in the state legislature this year and will occur during the 2019 session. Rent stabilization, enforcement of Landlord/Tenant Statutes (Chapter 90), and sub-metering of water are some of the issues that affect all of us, and bills on these issues may be formulated and presented in the next session. We homeowners need to become involved in their development.

The primary election on May 15 is closely approaching. Fifteen Senate seats and all 60 House seats will be up for election. Some will be unopposed, but most have more than one person running. Members of the state committees that will be voting on the bills that help or hurt us will be selected from the elected legislators after the general election on November 6.

MH/OSTA is the only organization that sits at the monthly coalition table representing us residents. MH/OSTA is only as strong as its membership. So I am asking you to Step up, Speak out, and be Heard.

There is a special membership drive this quarter, and I suggest that all the current members take advantage of this offer of reduced membership fees. Try to recruit a new member from another park and ask that person to ask others in their community to also join during this special membership drive. By doing this, MH/OSTA will increase the number of parks that are being represented and can then increase the number of chapters. Remember there are fewer than 950 landlords (well-organized, however) and there are no fewer than 78,000 residents residing in manufactured home communities. With more members in more parks, we can contact more legislators regarding bill passage.

If five or more new subscribers from an individual park wish to have a meeting regarding organizing a chapter, I am sure that someone within MH/OSTA will step forward to accommodate that request. Contact me at rmhc@activist.com. Step up, Speak out and be Heard.



Nick Kloepping

Sheltering Homeless Families *by Barb Prentice, SongBrook MHP, Eugene*

For 26 years faith communities in Eugene and Springfield have provided overnight shelter for homeless families under the auspices of St. Vincent de Paul of Lane County. Currently the program is managed by First Place Family Center, which vets all the families. About 30 churches and synagogues participate. Each opens its basement, parish hall, Sunday school rooms, or other space to about 10 homeless families for a week or two, offering breakfast and dinner as well as a safe place to sleep.

The Unitarian Universalist Church in Eugene participated for the first time this past January. As one of the coordinators, I helped sign up 72 volunteers. We cooked, served food, brought staples, stayed overnight, drove the First Place van, held babies, played with children, read stories, and chatted with parents during and after dinner. It was a service to the families and to ourselves.

Our congregation enjoyed participating in this program. It was a heartwarming experience for me and for many. We were able to offer food, shelter and friendship to these families struggling to get by and working to get out of homelessness and into permanent housing. We plan to participate again next year. In 2019 First Place will move overnight shelter into a renovated church, purchased by a generous donor. The Center will be able to house more families and keep them from having to move every week or two. The role of faith communities will change, but we will still be needed to provide dinners and friendship. I'm excited to be a part of those plans. The *Register Guard* newspaper will keep us informed as this program evolves.

Poets' Place

Families

by Dee Evers

It can be happy, or it can be sad
 We don't get a choice of which family we get
 We live with what we have, and you can bet
 That when we are old enough to make our own way
 If our family is bad, we can "throw them away"
 But before you do that, please make sure that you can
 Form a better one after you make your good plan
 For to be without a family of any kind
 May send you spiraling out of your mind
 Your new family can be from your church, club
 or school
 From your workplace or even the room you call
 "pool"
 From your exercise class or your college class too
 From many diverse groups your life takes you through
 Regardless of whence cometh your friends
 A family of friends is a worthwhile good end.

Calling Down the Geese

By Dewell H. Byrd,

Miller Estates, Central Point

I squealed with delight
 Jumped, pointed, yelled
 Asking her to call the geese
 Down to our pond.

I wanted to put my arms around
 Their necks, fly far, far away.

Patience, Little One, she laughed
 And tucked a feather in my hair.
 They are chasing the evening sun,
 Following their Glow Road home.

Some birds come, some birds go.
 All birds call to my heart.

I put my arms around her neck,
 Wipe the sweat from her cheeks,
 Listen to the soft sighs, the rattle.
 This is her time to call the geese down,
 To follow her Glow Road home.

On some pond yet unknown to me
 She glides across the pewter of the night
 Calling me down.

Emotional Support Animals— Do You Have One?

Emotional Support Animals (ESAs) are gaining popularity as a means of comfort for people with issues such as depression, anxiety, phobias, or panic attacks. These animals, usually cats or dogs, don't require any special training, just a letter on letterhead stationery signed by a medical professional indicating that the owner has a specific psychological condition and an ESA would ease the symptoms.

A designated ESA can be taken into an airline cabin free of charge, into public and private buildings that ban dogs, but very seldom into restaurants, stores, taxis, busses, libraries and schools.

There is a lot of controversy around the need to take companion animals places animals aren't usually allowed. For one thing, there are people allergic to animals or who may be afraid of them. Some states are passing bills to clarify the rights of people who have service animals, which require special training, and those people who have emotional support animals, which don't require any training.

Airlines are forbidding some animals on their planes. United wouldn't let a woman board with her ESA peacock. Delta bans hedgehogs, spiders, waterfowl, and animals with tusks, horns, or hooves. If you have an ESA experience you're willing to share, we'd like to hear your story.



Passenger being asked to leave the aircraft with her ESA pig.

Passenger in airport with her ESA peacock.



ESA dog...bags packed and ready to go.

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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:
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PO Box 24958
Eugene, OR 97402