



# THE osta

## Quarterly Review

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### OSTA Spotlight— Carolyn and Michael Moore



Carolyn's parents moved to Twin Cedars in Lebanon in the early 1980s and joined OSTA. When Michael and Carolyn moved her mother to assisted living, Carolyn found drawers contained old OSTA Reviews. Then, when they left medical positions in Utah, they bought her folks home at Twin Cedars and remodeled it, and now they have reactivated the park's OSTA chapter, she as president. Michael had been in medical administration and had over 22 years in the U.S. Air Force. She was a clinical social worker and continues working, now for Linn County Health Services.

They have two rescue dogs that keep him company and give him exercise during the day. They enjoy camping in their RV and frequent the clubhouse library since they love to read. She does scrapbooking and card-making. Before her social work career, she worked in food service and became adept at French and Jewish baking. It is traditional for her to take Challah bread to the Twin Cedars' Thanksgiving dinner every year.

Read about Twin Cedars MHP on p. 11.

### Rent Increases and Infrastructure Repair Likely to Affect MHP Residents' Pocketbooks

Nick Kloepping from Golden Oaks MHP in Springfield has compiled data on over 500 manufactured home communities in Oregon, dating between 2010 and 2018. The parks are located in 30 counties and range in size from five to 504 spaces. According to his information, in 2018, rents ranged from \$210 average in Douglas County to \$825 in Jackson County. During these years, Kloepping found, that while most rents increased, some by as much as 10% a year or more, some also decreased.

*(continued on p. 3)*

### Petition Seeks to Limit Rent Increases

Renee Turula, from Western Estates MHP in Medford, reports that tenants in nearly a dozen 55+ manufactured home park in Oregon have requested copies of a petition to amend OR SB 608. The petition, a copy of which was printed in the last issue of The OSTA Quarterly Review, asks that the new law be amended so that "those renting a space (dwelling) are subjected only to increases that reflect the annual change in the consumer price index (CPI)." She says, "Many have already seen a rent increase of 7% [plus the annual change in the CPI,] "and the realization of this becoming a yearly rise is overwhelming," especially for those on fixed incomes. She urges those who haven't yet contacted her for a petition to email her at [reneeturula@att.net](mailto:reneeturula@att.net) and then send the signed petitions to their Legislators. She will provide all needed information. Petitioners should realize any chance of an amendment is unlikely until the 2021 session.

### Rent Cap Applies to All Existing MH Parks

Laurie Hauber, our "Legal Gal" columnist from the Oregon Law Center, reminds park residents that the age of their homes in parks has nothing to do with the rent cap established by SB608. The rent cap applies to both new and old homes owned by residents. She points out that since there have been no parks built in more than 20 years, all existing parks where residents own their homes are subject to the rent cap.

Park owners who own a park developed fewer than 15 years ago, however, are not subject to the cap. For instance, an anticipated new development in Springfield would fall under this exemption to the rent cap. Also, owners who rent one to three homes outside of parks would be exempt from the rent cap for any homes that were manufactured within the past 15 years.



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

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## ***From the Editor...***

**Susan DeLateur**, the Salem Area District Director for over 10 years until she “retired” in 2012, died on New Year’s Day at age 82 from bacterial pneumonia after suffering a compression fracture in her back. Her caregiver, Charlene Morgan, told me Susan had broken several bones during her final years when she had to move from Salem Greene Estates into assisted living.

Susan joined OSTA in 1989, and besides being a district director was also a state board secretary. In 2016, we honored her in the OSTA Spotlight for her volunteer hours and for being our “Helping Hands fairy godmother” with generous donations to that fund.

She retired from the U.S. Army, was in the Army Reserves, worked in various departments for the State of Oregon. She also served as a volunteer with the state police handicapped parking patrol in Salem. She is survived by a son. Those of us who knew her grieve her passing.

**Director Angela Garvin** is designing a new, probably interactive, OSTA website, which hopefully will be online by April. Until then, our phone service works well and district directors are available to take your calls. We thank Bob Moyers, who has retired, for his many years maintaining our former website.

## **NOTES IN OUR MAILBOX**



I am chair of our tenants’ committee. I like to have them [paper copies of the OSTA Review] for easy reference...especially for the legal analysis.  
--Marvin Baker, Salem Greene Mobile Estates

*(Ed.’s Note: And we thank you, Marvin, for another generous donation to our Helping Hands fund.)*

We no longer live in a manufactured home. Thank you for your service and support. We appreciate you all.

--Gabriele Leidecker & Juan Francisco Ramirez, Royal Villas, Tigard

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## From The President...*Rita Loberger*

With Spring comes changes and so it is with OSTA. We are continuing to make changes in your organization. The board will be meeting this month to solidify and vote for a new profile. With the passage of SB586, we are actively including floating homes at marinas as a part of OSTA. Floating homes have been included in our Chapter 90 statutes for some time. The convention attendees last October were able to hear about problems at marinas and meet our newest director, Angela Garvin. In addition to her director duties, Angela is developing a new website. The Strategic Plan we initiated over 10 years ago is being re-evaluated. We are moving forward--with the assistance of YOU our members--and developing an Outreach program whereby we can develop a larger membership base, but also spread the known existence of our organization.

YOU are OSTA. It is through you as members that we will continue to grow and make our lifestyle better understood by legislatures. The opportunity to work with our directors is open. We need representatives to service the coast and eastern part of our state. Contact us through the 800 number listed in the front of your Review and let's talk. Be an active part of this growth.

**We invite YOU  
To Join the OSTA Board!**

**OSTA Needs Your Ideas,  
Your Abilities, Your Help to  
Keep Our Organization Functioning and Aiding  
All Manufactured and Floating Homeowners**

**Call 1-800-423-9371  
or Email a Director (Listed on P. 2)  
for Information and an Application**



Above: Board members, right to left, *Sheryl Stassi-Lampman, Deanna Vaughn, Nancy Inglehart, Angela Garvin, Rita Loberger, and Bob Cottriel* invite interested members to consider joining them on the board. Board members not shown are John Van-Landingham, Matthew Johnson, and Jane Capron. They also invite you to apply. Contact any one of them for more information.

**(Rent Increases—Continued from p. 1)**

He says that “with many parks being developed in the ’60s and ’70s, much of the infrastructure is becoming more susceptible to minor and/or major failure” and he feels “landlords could raise rents to the max allowed” by the legislature and save it for a rainy day.”

The maximum rent voted into the statutes in the 2019 session is 7% plus the Consumer Price Index (CPI), which varies from year to year. In 2019 the total of the two figures came to 10.3%; as of Jan.1, 2020 the total is 9.9%. For many homeowners, a 9.9% would create a serious hardship. Kloepping suggests the coalition start discussion “based on a maximum annual rent increase of 5% or on the CPI plus 1%, whichever is less.”

Kloepping has presented his spreadsheets and arguments to the Landlord/Tenant Coalition and asked for future discussion regarding rent stabilization.

## Chapter News

### Terrace Lake, Salem

*from Elaine Garley, OSTA Representative*

Our Neighborhood Watch program started nearly two years ago and has been coordinated by Joyce Radelet with a team of residents. They divided the 208-home park into 20 block sections. Volunteer block captains gathered information on essential medical and physical needs of families in their blocks so that aid can be offered quickly in the event of a disruption in utilities. Families were also encouraged to report unusual or suspicious activities. We now have a network of dedicated individuals should there be a need.

Our Community Emergency Response Team (CERT) program would have never gotten off the ground without the many hours of Marilyn Lanig. She coordinated several weeks of training and faithfully stressed the need for this program at every event possible. We currently have 16 certified CERT-trained members with several more joining our team in the near future. We have accomplished fund raising, designated supplies, and polled park members for their special skills that will be needed in the event of a natural disaster. The development of this program has been so successful that we had to add a second person, Lisa Anderson, to help Marilyn in the coordination efforts.

Both the Neighborhood Watch and CERT programs have details that cross over from one program to the other, which adds a greater challenge to information sharing. Through monthly meetings and a couple of surveys with our residents we know where our resources are when it comes to the need for clergy, construction, counselors, equipment, law enforcement and medical aid. Terrace Lake park residents are thankful for these three ladies and the teams of people for their selfless dedication towards the development of our two successful programs.



Above Terrace Lake, Salem OSTA members:  
Back: **Joyce Radelet** Front from left: **Marilyn Lanig**  
and **Lisa Anderson**.

### Monta Loma MHP, Springfield

*from Beryl Oliver, Chapter President*

For the first time in 30 years I missed our annual Christmas dinner at the clubhouse due to my knee replacement surgery. Our maintenance man says they are getting ready to paint the clubhouse and laundry room. Other parks might want to watch out for rat problems should there be an old abandoned mobile sitting empty for a month or more. When the owners finally had one demolished here, rats scurried out and invaded two occupied homes. The manager called an exterminator who came out and put bait traps around the lot where the empty mobile had been. Lastly, some sad news. Our group has lost a member. Harry Miller passed away in November. It was cancer, but he went very quickly.

(Chapter News continued on p. 5)



(Chapter News continued from p. 4)

### **Glenwood MHP, Medford**

Lin Augustin handled the chapter's membership drive for the month of February, when residents took advantage of the \$20 one-month joining special. The OSTA state board is deciding at this month's board meeting whether or not to continue reduced recruitment rates.

### **Miller Estates, Central Point**

*From Mike Bureau, Chapter President*

We've built our membership up to over 80% thanks to a membership drive last September and a stellar membership committee led by Glen & Peggy Argo that greets every new resident with a welcome basket. This approach has paid dividends as we frequently get information that is pertinent for our organization, for instance when the property management started charging an unneeded security deposit. Since we own our own homes and rent the lot, we felt that this was an excessive overreach and got this fee removed by appealing to the park owners, exactly the outcome we wanted.

Through that decision a better understanding with the property management developed. They asked us to help standardize all the resident agreements so all would be the same, but with the exclusion of rent charges. We've submitted our review and are waiting for a response at this time. With a better line of communications established, we hope to build on this and continue serving our membership.

### **Rogue Valley Meadows, Medford**

*from Debra Ragsdale, Chapter Secretary*

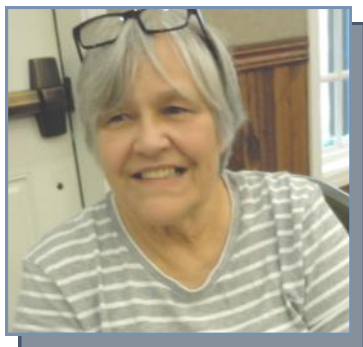
Our chapter consisted of a president, vice president, secretary, treasurer and sergeant of arms. Our vice-president, moved out of the park last summer and in late January our president resigned, obviously leaving just three officers. The three of us will plug along as a committee until our two-year commitment is up in October. We hope that some of our 20 members will step up to take offices then. Meanwhile, members who would be willing to serve on the committee with us or have ideas for our future are welcome to contact me at [kdrspace84@aol.com](mailto:kdrspace84@aol.com).

### **SongBrook, Eugene**

*from Mark Harden, Chapter Vice-President*

Our chapter president resigned in January feeling his winters in Arizona keep him from fulfilling his duties as president. At the March 10 chapter meeting, a nominating committee will be elected to present a slate of new officers to take office in the fall. Also at this meeting, a Lane [County] Transit District spokesperson will present information about bus services including free passes for seniors. We continue to investigate having a hearing loop installed in the clubhouse that would provide good audio reception for those wearing certain styles of hearing aids. We hope to find a SongBrook resident to be a liaison the local neighborhood citizens' group. We received a thank you letter from the principal of Malabon Elementary School, our adopted school, for the books we purchased and gave to the fourth grade classes before the holidays and for the cash donation to the Ginny Iverson Fairy Fund. Malabon appreciates our support over many years and looks forward to our continuing relationship with them.

## Reaching Out...



### ...with Nancy Inglehart, MH/OSTA Outreach Director

I am working on the consortium of Gresham parks and continuing to talk with managers and visiting possible venues for monthly meetings.

I am looking into signing OSTA up with Amazon Smile, a program similar to the Fred Meyer Community Partnership.

I have been speaking at various dispute resolution centers and with concerned residents to educate people about mandatory mediation.

I am working on several outreach projects, which I will present to the board for possible implementation.

I have been attending the MH L/T Coalition meetings and having conversations with the different stakeholders to see how we can work cooperatively to increase OSTA's expansion.

I have also been exploring options for OSTA growth in the areas of media outreach, social media options, participation in local events, and advertising.

This is an exciting time for OSTA as we rebrand and expand to include the marinas and I am excited to explore the many opportunities for outreach. I extend an invitation to anyone who has ideas to contact me at [n,inglehart.ostaboard@gmail.com](mailto:n,inglehart.ostaboard@gmail.com).

## How to Catch a Thief – Part 1

by Judea Eden, Woodburn Senior Estates

Catching a thief is no easy task, but if we are prepared and armed with information, we can and will decrease or eliminate burglaries in our parks.

It's been said that thieves don't respect the property of others. But others disagree, saying that thieves in fact do respect property. They just wish that property to become their property. Many thieves consider themselves professionals and may get as much satisfaction from their work as you have from yours. Thieves often have motives other than the simple desire for acquisition--perhaps the challenge of risk and the gratification of success, the feeling of sly superiority, or maybe just pride in being able to gain entrance anywhere.

In the park I live in, we have tried reporting to police and have asked in vain for management to help us catch thieves in our park by installing video surveillance. We have asked the police to give us extra patrols and have formed a Neighborhood Watch group. We all need to be vigilant because those who steal count on victims being careless or complacent.

### Six Things You Can Do to Catch a Thief

1. Make it tough for the thief to get inside your home. Lock up. Light up.
2. Try to outthink the thief. Always make your home look as if somebody's home to deter thieves from "casing" your place.
3. In case the thief gets in, make it likely he'll get caught... or get nothing.
4. Know how to deal with a burglar if you meet them face-to-face.
5. Be sure you're financially protected against burglary losses. In other words, be sure you have adequate insurance now, before a loss occurs.
6. If you become a burglary victim, despite your best efforts, get help from local law enforcement immediately and then notify your insurance company promptly once you know what was stolen.

This series is designed to help make it difficult for those who would make your possessions theirs, to help you avoid the shock, indignation, and anger that burglary victims experience, and should you fall prey to a burglar, to suggest ways to minimize your physical and financial discomfort. I would like to incorporate your comments, experiences, and suggestions into future articles, so email me at [Judea@gmail.com](mailto:Judea@gmail.com).

## RIGHT<sup>2</sup>KNOW

### Housing Rights for Manufactured Home Residents in Oregon

*(Prepared by Legal Aid Services of Oregon, Portland Regional Office, Updated July, 2017 .This is the second part of the Right 2 Know article printed in the December OSTA Review, covering the rights of individuals who own manufactured or floating homes which occupy space rented by the homeowner in a facility designated for that purpose. The information does not apply to you unless you live in a facility where there are four or more spaces. Different laws apply to individuals who live in a manufactured home park but own a Recreational Vehicle. The information has been edited slightly for space considerations.)*

#### **30 Day Notices for Breaking Rules or Not Paying Fees (90.630)**

Your landlord can give you a 30 day notice to move if he or she has “good cause” to ask you to move. This notice must tell you specifically what you have done wrong and that you have at least 30 days to correct the problem and that if you do not correct the problem within the 30 day period, your landlord has the right to file an eviction court action against you.

“Good cause” is limited to:

1. You have not paid a late charge, fee or utility charge which you owe the landlord
2. You have violated the facility rules or your rental agreement related to your conduct,
3. You are not maintaining your space as required by your lease, or
4. You are determined to be a predatory sex offender under Oregon law.

The landlord cannot evict you for these reasons if you correct the problem within 30 days. However, if you are predatory sex offender, your landlord does not have to give you the chance to correct the problem and can file an eviction court case if you do not move out within the 30 days.

If the same problem arises within 6 months of the date of the first notice, your landlord can give you a new notice for repeat violations that will ask you to move out in 20 days and will not give you the chance to correct the problem. If you do not move out under this notice for repeat violations, 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 or “cure” this cause.

#### **60 (or 30) Day Notices for the Physical Condition of your Manufactured Home (90.632)**

Your landlord can give you a 60-Day Notice due to the physical condition of the exterior of your manufactured home. In order for your landlord to give you this kind of Notice your home must be in need of repair because an external component is broken, collapsing, causing a safety hazard, generally in need of maintenance, or not in compliance with building or housing codes. A landlord cannot consider your home to be in poor condition because of the age, size, style, or original construction materials of the home. However, your landlord can give you a 30-Day Notice if the physical condition of the exterior creates a risk of imminent and serious harm to property or people within the facility.

**(Right<sup>2</sup>Know continued on p. 8)**

**RIGHT<sup>2</sup>KNOW** Continued from p. 7

In order for this type of Notice to be valid, the Notice must describe that you have the following rights:

1. You have the right to fix the problem with your manufactured home.
2. Your notice must give you a deadline for fixing the problems.
3. You have the right to write your landlord to inform him or her that you have made sufficient repairs to correct the problem. Your landlord must tell you where to give notice that the problems have been fixed. After you tell your landlord (in writing) that you have made repairs, your landlord must respond by telling you whether or not the repairs were adequate.

\* If you report repairs at least 14 days before you would have to move, and your landlord does not inform you whether or not they were adequate, then you have a defense against being evicted if your landlord says that more repairs were needed.

If you were given a 60-Day Notice you may be entitled to more time to make the needed repairs. Your landlord must give an extra 60 days to make the needed repairs if:

1. The work involves exterior painting, roof repair, concrete pouring or similar work, and the weather prevents that kind of work during a substantial portion of the 60-day period,
2. There is too much work to reasonably complete within 60 days,
3. The work is too complicated to reasonably complete within 60 days, or
4. There are no repair people available to complete repairs within 60 days. Your landlord must give an extra 6 months to make the needed repairs if the disrepair or deterioration of your home has existed for at least the last 12 months and your landlord has known about the condition of your home for at least the last 12 months.

To get the extra 60 days or 6 months you must give your landlord a written request for more time explaining why you need an extension before the 60 days outlined in the notice are up. If the physical condition of your home creates an immediate and serious threat to other residents or their homes, then your landlord does not have to give you additional time to make repairs.

If the same problem arises with the physical condition within 12 months of the date of the first notice, your landlord can give you a new notice that will ask you to move out in 30 days and will not give you the chance to correct the problem. If you do not move out under this notice for repeat violations, 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 or "cure" this cause.

**Outrageous Conduct (ORS 90.396)**

Your landlord can give you a written notice to move out in 24 hours if he or she believes you or someone in your household (including your pet) has seriously injured someone, threatened someone with serious harm, done substantial damage to someone else's belongings, or committed an act "outrageous in the extreme" in or near the mobile home park. The law defines an act outrageous in the extreme as including, but not limited to, drug dealing and manufacturing, gambling, prostitution, burglary, violence and serious threats of violence. You have the right to a court hearing if you do not move out within the 24-hour period.

**(Right<sup>2</sup>Know continued on p. 9)**



**RIGHT<sup>2</sup>KNOW Continued from p. 8****365 (or 180) Day Notices for closure of the facility (ORS 90.645)**

If the park you live in is to be closed and used for something other than a manufactured home park, than the landlord must give you a written notice to move at least 365 days before the park is to close. The landlord must also pay you \$6,000 (if your home is a single wide), \$8,000 (if your home is a double wide) or \$10,000 (if your home is a triple wide or larger), regardless of whether you are able to move the home out of the park. The landlord cannot charge you to dispose of a home you abandon in the park due to the closure, nor can the landlord raise your rent during the closure period. The landlord's notice must also inform you about a refundable \$5,000 tax credit from the state of Oregon, which may be available when you file your next state tax return. If your park is closing, call Legal Aid for further advice about your rights.

If the marina that you live in is closing, your landlord must give you a written notice to move at least 365 days before the marina is to close. However, your landlord may give only 180 days written notice if your landlord finds an acceptable alternative space for you to move to and pays either your moving and set-up costs or \$3,500, whichever is less.

The law requires that if a residents' association requests sale listings in writing, a landlord must tell the association if the mobile home park is being listed for sale. Also, if your landlord has applied to change the zoning of your mobile home park for a different use, you must be given notice of the zone change application. You may attend a public hearing about the proposed zone change where you can express your views.

[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. This 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.]

**Test Yourself and your neighbors with these frequently asked questions:**

1. Can my landlord come into my home, or onto the space I rent, without my permission?
2. My landlord gave me an eviction notice and told my mortgage company about it. Is that legal?
3. Can I organize with other residents in my facility?
4. Can my landlord give preference to prospective residents who bought their homes from a particular dealer?

Answers below.

Answers: 1. No; 2. Yes; 3. Yes; 4. No.

## Why You Should Belong to OSTA...

We live in manufactured home communities. We may own our homes, but we rent the land from landlords. Landlords are more interested in the money they can make from us than they are in our wellbeing. So we need to be good neighbors and look out for each other. How do we help each other? One of the most important ways is by joining together as chapters of Manufactured Housing/OSTA. How does OSTA help us? For over 20 years, OSTA has been active in making state laws that protect us. Some of the laws are listed here. They tell you that you and your neighbors have the right to:

1. Form a residents' association
2. Object to changes in park rules
3. Complain to your managers without fear of them trying to evict or fine you
4. Have written copies of your rental agreement, the park rules, and a statement of policy
5. Be given a 90 days' notice of a rent increase
6. Be notified in writing of any rules you disobey
7. Have a safe and healthful park
8. Keep your month-to-month/30-day rental agreement and not have to sign a new one
9. Be protected from eviction except for not paying rent or utilities, for illegal activities, or for violating park rules
10. Except in an emergency, receive 24-hours notice before the manager enters your space.

And more!

Legislators work with MH/OSTA because they know we are a strong organization. Our votes are important to them, and the stronger we are, the better they listen to us and work for us.

Making laws to protect us is OSTA's main job. But we also encourage you to know your neighbors, to be friendly, to have get-togethers, and to make your community a pleasant and safe place to live. Please help us stay strong. There is strength in numbers and power in organization. With your \$30 a year member ship, you will be keeping us strong and powerful.

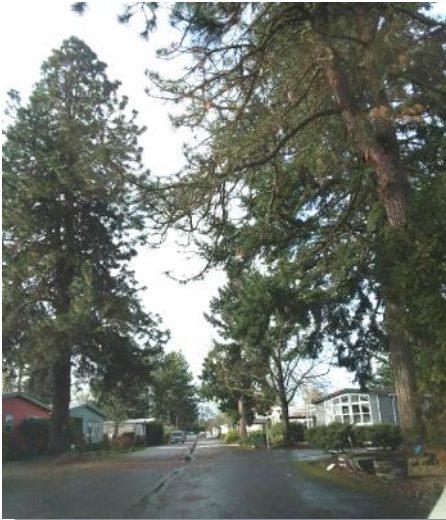
## What Does It Take to Keep a Roof over Your Head?

Based on figures that say no more than 30% of income should be spent on rent, a working Oregonian must earn \$21.26 an hour to afford an average two-bedroom apartment and still have enough money left for other necessities like food, medicine, and transportation. A study from the National Low Income Housing Coalition also says that in Portland, Oregonians need to earn \$25.58 an hour. In Hood River they have to earn \$17.33 to afford a one-bedroom apartment. In Portland a minimum wage earner needs to work two full-time jobs to afford the average one-bedroom apartment.

The cheapest livable rents are in South Dakota, Arkansas, Kentucky, Alabama, Mississippi, West Virginia, and Puerto Rico where a wage of \$15 a hour will meet the guideline of spending no more than 30% of income for housing. The average renter wage in Oregon is \$15.44 an hour.

OSTA Visits a Manufactured Home Park**Twin Cedars in Lebanon**

*by Nancy McMackin, Park Resident  
& OSTA Member*



Set just off the beaten path in south Lebanon is the 55+ manufactured home community of Twin Cedars. The park, built in the mid 1970s, is a large tree-lined community of over 100 homes, and of course, two grand cedar trees at its entrance.

**Jackie Holden**, moved to the park in 1991, and recently reminisced about the 31 years she has lived here. She and her husband, Charles, occupied #101. A few years later a neighboring home with a third bedroom became available. Since "Miss Jackie" wanted a sewing room she and Charles moved to #91. Today hers is one of the community's prized homes for its well-maintained appearance, inside décor, and wonderfully welcoming porch. Her husband has since passed, but Jackie promotes "her community" to her neighbors and new residents. She's so out-going that that's not exactly a challenge. She loves the green of the park and the homes that are well maintained. She does miss the gatherings the community once shared regularly but which have had low attendance these last few years.



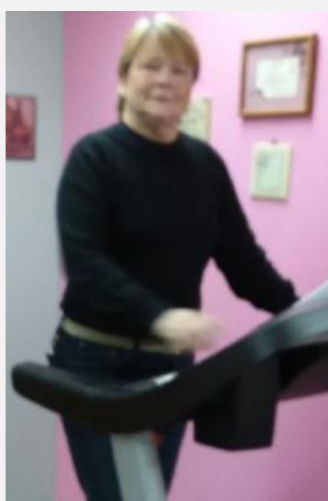
Park managers Betty and Steve Goldy also wish there was more community time spent together. A Fun Club committee will promote Bingo and Bunco and will add other "fun" activities anyone wishes to suggest. She says that like holiday dinners, these get-togethers are important ways for people to socialize and meet new neighbors,

The park has a lovely clubhouse with communal amenities: a small but equipped gym, a large homey living room with fireplace, large dining room, pool table, and a library of books, movies and jigsaw puzzles. Also there's an enormous back room that previously housed a swimming pool. Having been filled with concrete some time ago, it's frequently used for yard sales.



**Above: Larry McFarlin;  
Wayne & Rose Urban**

**Right: Sadie Blau**



**Nancy McMackin**



**Joyce Steinger**



Our photo array of the park walks you through a green neighborly community that is always looking for ways to improve. The Jerry Duerksen family owned the park for many decades. Upon his recent passing, his son Steve Duerksen and wife, Dawn, are the new owners. They have shared their plans to improve the community over time with new street signs, new street and driveway paving where needed, and carport improvements. Many trees throughout the park are causing trouble for roofs, foundations, plumbing and roads. Some of these will be taken out and less invasive species replanted to keep our park green.



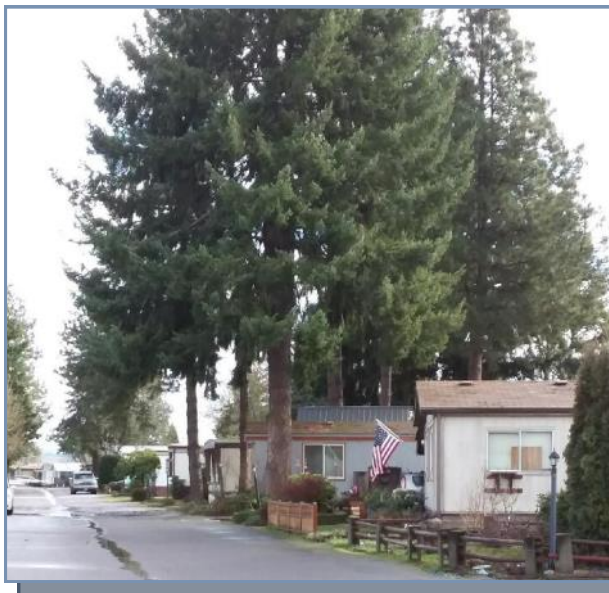
*More lovely  
trees and  
homes*



*Russell Thomas*



The Duerksens feel that the Goldys, residents for eight years, have been a great asset to the park. The Goldys live so close to the office they can walk to work with coffee in hand. Betty says, "We love our jobs." She said that eight years ago, most residents were 70 to 90 years old. Currently most are between 55 and 75, so they've had a lot of new people move in. The managers and residents are developing a Neighborhood Watch group and promoting the Fun Club.



*Peaceful Street Scene*



## Legal Gal... Laurie Hauber



### ...Explains Mandatory Mediation

One of the areas covered by SB 586, the Landlord/Tenant Coalition Bill that was passed by the State Legislature in 2019, involves mediation. With the passage of this new legislation, if a landlord or tenant requests mediation over a dispute involving the park, the other party must agree to at least one session in good faith. What does this mean and what does it not mean? This column attempts to clarify questions that have been raised involving this new statutory provision.

- **Who can initiate mediation?** The landlord or the resident can require mediation for most types of disputes involving park issues or landlord/tenant law. For tenant disputes with other tenants, only the landlord can demand mediation. A tenant cannot compel another tenant to mediate.
- **What types of disputes cannot be mediated?** (i) nonpayment of rent; (ii) park closures or sales; (iii) rent increases that are permissible by statute (a rent increase that exceeds the new statutory maximum under SB608 would be subject to mandatory mediation); (iv) disputes involving domestic violence; (v) terminations for outrageous conduct (24 hour notice); (vi) unauthorized person in possession; (vii) disputes after the tenancy has been terminated; or (viii) the same three lease violations within a twelve month period.
- **What if one party refuses the other's demand to litigate?** As long as the dispute is not exempt from mediation per the list above, if either the landlord or the resident refuses to participate, fails to appear, or does not cooperate with the mediator and/or harasses the other party during the mediation, the other party is entitled to one month's rent and can use that as a defense to a future claim involving the dispute.
- **What happens once one party demands mediation?** The parties have 30 days to schedule mediation. Until mediation has been completed neither party can file an action against the other involving the dispute. In addition, any applicable statute of limitations related to the dispute is suspended during this time period. The resident must continue to pay rent while mediation is pending.
- **How does the process work?** There are three ways to schedule mediation: (1) Manufactured and Marina Communities Resource Center (MMCRC); (2) a local Community Dispute Resolution Center; or (3) a mutually agreed upon, qualified mediator. The owner can designate a representative to participate in mediation on his/her behalf. The resident can do the same. In either case the designated representative must have the authority to bind that person to any resolution reached during mediation. The information shared in mediation is strictly confidential and cannot be used in any further legal proceedings.
- **What if mediation fails to resolve the dispute?** While the parties are required to participate in one mediation session, they are not required to reach an agreement. Either party may pursue legal proceedings once mediation has been completed.
- **Does this cost anything?** No. It is free. Mediation is paid for by the \$10 annual assessment residents already pay and by an increase in the annual fee park owners pay.
- **What if mandatory mediation is not in my rental agreement?** The new law requires mediation regardless of what the rental agreement contains. In addition, the new law requires a landlord to unilaterally amend the rental agreement to include a provision on mandatory mediation.

This new legislation helps address the power and financial imbalance between residents and landlords who have a disagreement. Hopefully, as residents take advantage of this opportunity, we will see fewer problems in parks.



## How & Why to Form an MHP Facebook Group

*From Deanna Vaughn, Boaaard Membership Director & SongBrook Resident*

Do you know about Facebook groups? Facebook groups are a place for people to communicate who share a common interest, such as birding, hiking or painting. You might want to consider creating a Facebook Group so the residents of your park can share ideas and concerns. At SongBrook we have 65 members in our private Facebook group. Here we share jokes, photos and important community information.

Our group is open only to Songbrook residents who have been added by an administrator. Posts cannot be shared outside the group. The group cannot be found using a Facebook search. Posts cannot be seen by any of the members' Facebook friends.

A Private group is fairly easy to set up. I was able to find a lot of guidance on this by going to Facebook Help and also by "Googling."

Here is an overview of the process to set up a Private group in Facebook:

- Go to Groups, and select Create Group. The Create Group screen will come up. This is where you will name your group, then add a cover photo if desired.
- Next are the Privacy settings. These are the most critical settings if you want to keep the group private and limit it to only your member residents.
- Select Private, not Public option
- Select Hidden, not Visible option
- Next invite neighbors to join. They must already have a Facebook account to join. You will be able to search for them using the Choose Members search box.

When you set up this group, you will automatically become an Administrator for the group. Be sure to select at least one other member as an "Admin" backup for you. Only the Admins can add or remove members.

Our Songbrook Neighbors group provides the residents of Songbrook with an additional way to meet one another and to share relevant community information. I encourage you to give it a try and am happy to answer questions about this at [Ordiva123@gmail.com](mailto:Ordiva123@gmail.com).

## An Exercise for Seniors

[Note: This exercise should build muscle strength in the arms and shoulders. It seems so easy we might pass it on to some of our younger friends.]

Begin by standing on a comfortable surface where you have room at each side. With a five-lb. potato sack in each hand, extend your arms straight out from your sides and hold them there as long as you can. Try to reach a full minute, then relax. Do this three times a week. Each day you'll find that you can hold this position for just a bit longer. After a couple of weeks, move up to 10-lb. sacks. Then 50-lb sacks. Eventually try to get to where you can lift a 100-lb. sack in each hand and hold your arms straight for more than a full minute. After you feel confident at that level, put a potato in each of the sacks, but be careful!

## Last Thoughts

My wife and I were sitting in the living room and I said to her, "Just so you know--I never want to live in a vegetative state, dependent on some machine and fluids from a bottle. If that ever happens, just pull the plug."

She got up, unplugged the TV, and threw out all of my beer.

\*\*\*

A wife walked into the house and told her husband, "There's water in the carburetor."

"You don't know the different between a carburetor and a generator," he huffed. "Where's the car?"

She shrugged. "At the bottom of the lake."



*Nancy Gromen,  
Executive Director of  
the Union County Dis-  
pute Resolution Center,  
is offering her help and  
advice for our readers  
considering mediation  
services.*

With the increase in mediations and the availability of mediators, your chances of being asked to be a participant in a mediated dispute have increased. So, what does that really look like? What will happen? It's not as scary as it sounds.

Mediators are people like you and me that have a passion for helping others and have a love for peaceful settlements. When you are asked to mediate, a mediator will greet you as any good host or hostess would. She (or he) will introduce herself and welcome you to the table. The mediator and all participants will sign a confidentiality agreement that basically says what happens in mediation, stays in mediation. She is there to help facilitate a discussion. She lays down some basic civil ground rules to follow while you are in her "house." The obvious ones are no hitting, no name-calling or derogatory slang, no throwing objects. The not-so-obvious rules are listening while the other speaks and waiting your turn to speak. Notice I didn't mention that there is no yelling? Loud voice or yelling is allowed when it is your turn. Disputes just don't come without emotions and emotions do get heated. The main body of an iceberg is turned topsy turvy when in the heat of the moment the real hurt is exposed during a rant. Good thing your mediator is there to listen for it!

She is also there to watch the dynamics of a mediation. How does it evolve? After introductions and ground rules, the mediator starts by talking to one and then to the other participant. Who goes first? Sometimes someone volunteers and sometimes it's random, like who is sitting to her left. She will ask the same questions to both. Participants reply to the mediator in turn. This may go on for a few questions but the mediator is waiting and watching for a time when a participant addresses the other participant directly. That usually brings a smile to her inner self. That's the real start of meaningful discussion. The mediator's role will continue to aid you and the other participant to speak their minds. At some point, she sits back in her roll and listens to the discussion between the two participants. This is the real meat of the mediation--participants feeling safe enough to talk to each other.

What is forever unknown about entering into a mediation is what transpires out of it. Sometimes it's a revelation, sometimes an association to a past pain, and sometimes a fear. However it ends, a resolutions can take the form of a handshake, a written agreement, a hug, an apology, a mutual agreement to not agree but at least be kind to each other. All are good things. Even those that end with no resolution are a win because the participants talked. They tried to come to an agreement. It's a small win but better than not to try at all.

At the end of the mediation, the mediator will thank you for coming; handshakes may be included. If an agreement has been signed, she will give each of you a copy of it along with a copy of the confidentiality agreement. At least in my neighborhood, this is how we roll.

---

A female ostrich, tired of being chased by an amorous male, finally gave up and stuck her head in the sand. The male screeched to a halt, looked around and said, "Where'd she 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

2<sup>nd</sup> 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? ☐

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