



OREGON STATE TENANTS ASSOCIATION  
Manufactured & Floating Home Communities

**OSTA**  
**QUARTERLY**  
**REVIEW**

**SUMMER 2020**  
**Volume 41 / No. 3**

## Check Out Our New Website

*by Angela Garvin, OSTA Board Member*

The passing of Senate Bill 586 gave marina residents (tenants who own their floating homes, but rent their space from a marina landlord) many of the same rights and protections under ORS Chapter 90 that park residents enjoy. Supporting and advocating for park tenants since 1977, OSTA made the decision in Fall of 2019 to welcome marina residents under our umbrella because we understand that we are all stronger together.

With a new strategic plan to better serve park tenants in the future and, with the addition of the marina residents, OSTA took this opportunity to reimagine our logo and our website.

We are excited to share with you our new OSTA logo. This logo was designed to show 2 groups of tenants united and protected under one roof, a place to take shelter, and place to build family and community. The green symbolizes manufactured houses on land and the blue stripes symbolize floating houses on watery waves. The left-to-right movement of the bold green triangle symbolizes forward movement and the green is given the prominent brightness and top placement because OSTA's inception was brought about by the hard work and dedication of park homeowners on land.

We are also excited to announce that we are developing and designing a new website for launch this summer.

The new site will include tools to help educate and empower park and marina residents, current news and events, easier navigation, and more interactivity to help support you! We are also revamping the site structure and content so that you can get more help however you need it most.

We hope that you will find that these changes add value to your lives and the site will become a trusted resource for you to return to frequently for consistent, relevant, and current information.

The new website address is: [www.oregontenants.com](http://www.oregontenants.com). Though it won't be live until Summer, feel free to visit the new website address and enter it in your email. Then we can send you an email to announce that is live and ready for you to use.

## Governor Prohibits Evictions for Non-Payment of Rent

*from John VanLandingham*

Governor Brown's Executive Order prohibits landlords giving termination notices and filing eviction lawsuits (FEDs), as well as enforcement of FED judgments. It is good for 90 days from April 1, unless the Governor extends it or terminates it early. Tenants will still owe the rent; the rent is not waived or forgiven, only postponed during the moratorium. And it only applies to situations in which the termination is for nonpayment of rent or for no-cause under ORS 90.427. It would not prevent a termination notice for a violation of ORS 90.630 (except with regard to nonpayment of rent). Rent is defined here to include utility charges, service charges or fees, late charges, or "other penalties arising from nonpayment."

The Governor's Executive Order prohibits essentially every part of an eviction including anything a landlord could do that would "otherwise interfere in any way with a tenant's right to possession of a dwelling unit. This effectively covers termination notices already given, since a landlord who has already given a notice can't file an FED on that notice.

This order is not limited to nonpayment due to loss of income caused by the COVID pandemic. Tenants are not required to provide documentation of a reason for loss of income.

Tenant "shall notify the landlord as soon as reasonably possible" that the tenant is or will be unable to pay the rent. That means notice need not be given before the rent is due.





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## *From the Editor...*

Spring is fast fading and summer is upon us. Who would have thought we'd be shut up inside our homes, fearfully venturing out only for the bare necessities during a beautiful time of year? Some are saying, "To heck with it, let's open up and get out and get on with life." The rest of that sentence is, "and not worry about bringing this frightening virus home with us." People need to work; kids need to go to school; we need to see friends and doctors and dentists. Not knowing how long before life can resume is agonizing. What to do?

Rosemarie (Gidget) Gaber is a SongBrook neighbor who came up with a good "What to Do." After she cleaned, rearranged, sorted, discarded, tried on, and repainted, she created, printed, mailed, or--when no one was watching--delivered her Christmas cards! What a delightful surprise to get a Christmas card in May!

To read more on what our neighbors are doing, check out the "Corona Coma" pages starting on p. 6. Some people sound depressed, some offer humor, and many show empathy and neighborliness. We are a great bunch of people in our OSTA community, and we should hang in and be proud of ourselves.

## *A Message from John VanLandingham*

I'm busy working on issues related to the pandemic, primarily on the various eviction moratoria but also trying to fund and encourage rent assistance programs, to help tenants and landlords once the eviction moratoria end, which are likely to be sometime in June or July. A small work group created at the behest of the Speaker and led by Rep. Keny-Guyer recently hosted a Zoom call with almost 80 folks representing the 17 cities and counties in Oregon that get federal CDBG funding, to talk about using the "extra" CDBG money from the CARES Act for rent assistance.

I also will be talking during the next couple of months to legislators interested in MH L/T issues about the 2021 session. Coalition meetings are cancelled, at least through August.



*OSTA Spotlight—Good Neighbors for More Than 20 Years*

In the Spotlight this issue are members who have supported OSTA for 20 or more years. Their loyalty has kept our organization strong since 1989. We salute and thank them.

Members since 1989 are Donna Smith, Corvallis Mobile Home Park; Elizabeth Reid, Madrone Hill in Central Point; Iva Menning, Salem Greene in Salem, and Ruth Prowell, Shadow Ranch in Roseburg. Janet Hallcraft from Shadow Ranch joined us in 1992.

Members since 1993 are Michael and Maggie Polizzo from Meadow Park in Corvallis. Joining in 1994 were Jack Ruscoe at Meadowlark in Salem and Audrey Nelson at Vista Village in Pendleton.

In 1995 Barbara Bilsland from Meadow Park in Corvallis, and in 1996 Nory and Barbara Ritchey from Lakeridge in Eugene and Arlene Hallauer from Western Wagon in Aurora joined OSTA.

1997 saw five manufactured home owners join OSTA: Gloria Walton from Shadowbrook in Clackamas and Loren and Larri Wicks, Ken and Jane Capron, Richard and Kay DeBates, and Fred and Lois Banks from SongBrook in Eugene.

1998 also saw five new members: June Bennett from Meadow Park in Corvallis; Lucille Hatteberg from Silverton Mobile Estates; Donna Burgess from SongBrook, and Ken and Carmen Carr from Western Carriage in Medford.

In 1999, Byron Willard from Century Farms in Jefferson, Versa Rydquist from Shore Pines in Coos Bay, Virginia Franklin from Twin Cedars in Lebanon, and Russell and Patricia Davis from Woodland Park in Eugene joined and have remained members, like all these good neighbors.

Seven friends joined in 2000, meaning they’ve been members for 20 years now. They are Eugene and Audrey Irwin from Arrowhead in Salem; Richard and Rita Place and Paul and Norma Hunter, both couples from Gainsborough in Eugene; Wes and Diane Vincent from Hollywood Estates in Salem; Gene Templer from Madrone Hill in Central Point; Marvin Baker from Salem Greene, and Shirley Arends from Terrace Lake in Salem.

We’ve had other long-time members who are no longer with us, except in our memories. OSTA will be always be grateful for their dedication and contributions in helping to keep our OSTA organization influential, not only at the state level, but as a national model.



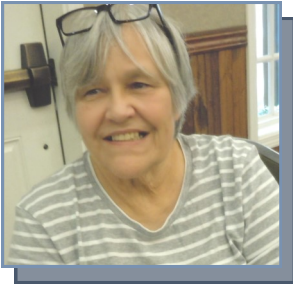
*Lucy’s Lilacs*

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## Reaching Out...



...with Nancy Inglehart,  
OSTA Outreach Director

With the outbreak of COVID-19 certain projects have had to be put on hold:

- The AARP Community Grant was bypassed because these grants are short term projects which have a completion date of November
- The Gresham Manufactured Home Park Consortium is being developed but is on hold until stay at home orders are lifted

Outreach has been able to move forward with social media:

- We have established a Facebook Group page [Oregon State Tenants Association-Manufactured and Float Homes Communities](#). You can visit Facebook and search for it, then once on the group page you can ask to join.
- Our new website is under construction
- We are in the process of securing our Instagram account
- We have received two checks from Fred Meyer Community Partners program for \$6.02 and \$5.51 from two rewards members. Any Fred Meyer Rewards member can participate by following these instructions:

Visit: <https://www.fredmeyer.com>

Once logged into your Fred Meyer account search for **Manufactured Housing State Tenants Association** or the code **AU506** and then click **ENROLL**

New users will need to create an account which requires some basic information, a valid email address and a Rewards Card.

- \* Customers must have a registered Fred Meyer Rewards Card to link to OSTA
- \* If you do not have a Fred Meyer Rewards Card, you can get one at the Customer Service desk at any Fred Meyer.

- In my role as a mediator, I contacted the Dispute Resolution Centers asking if they were able to do virtual mediations and I received responses from 9 of 12 thus far answering yes
- OSTA has a Zoom account and is able to video conference with established and potential community partners.

### Manufactured Housing State Advisory Committee

- We meet monthly by conference calls and video conferencing
- We voted in our bylaws and elected our chair Bill Van Vliet
- We are addressing what we can do to assist the parks affected by the flooding in Pendleton
- We have formed several sub committees which will have clear definitions once we formally choose our list of issues to address

## NOTES IN OUR MAILBOX



We need district directors or park volunteers to go out and meet people in parks to listen and understand what their lives are really like. Then they need to tell legislators what it's like to be trapped by poverty, ignorance, or conformity.

—Enola Burke, Santiago Estates, Springfield

**BYLAWS OF MANUFACTURED HOUSING OREGON STATE TENANTS ASSOCIATION**

## Article 12, Chapters

12.1 Establishment. The Board shall have the power to recognize as a Chapter any local association of mobile or manufactured home owners consisting of at least 10 Households who are Home Owner Members in good standing and who petition the Board of Directors for recognition of the Chapter. The Board of Directors may by resolution provide for the contents of the petition.\*

12.2 Responsibilities. A Chapter shall be responsible for carrying out the primary purposes of the Corporation as stated in the Articles and as directed by the board.

12.3 Supporting the Mission. A Chapter shall operate in such a way as to support the charitable and educational purpose of the Corporation, and in compliance with the Articles of Incorporation and the operational limits of an organization exempt from taxation under Section 501(c)(3) of the Internal Revenue Code.\*\*

12.4 Prohibitions. A Chapter may not engage in activities in violation of the charitable and educational purposes of the Corporation, the statute governing the Corporation, or Section 501(c)(3) of the Internal Revenue Code. In addition, the following limitations shall apply to the activities of Chapters:

12.4.1 No substantial part of the activities of the Chapter shall be attempting to influence federal, state or local legislation.

12.4.2 No Chapter shall participate in, or intervene in (including the publishing or distribution of statements) any political campaign on behalf of or in opposition to any candidate for public office.\*\*\*

12.4.3 No Chapter shall engage in solicitations for tax-deductible charitable donations. This activity shall be reserved to the Corporation.

12.5 Sanctions. A Chapter may be sanctioned or terminated, for cause, by vote of not less than a majority of the Board members present at a Board meeting, provided notice of such proposed action shall have been duly given in the notice of the meeting and provided the Chapter has been informed in writing of the charges leveled against it at least ten (10) days before such meeting.

12.5.1 Reinstatement. Any Chapter terminated by the Board may request reinstatement by filing a written request stating what actions have been taken to correct the cause of the termination. The reinstatement request must be signed by the member in good standing on behalf of the former Chapter and filed with the Secretary of the Board. The Board may reinstate such former Chapter upon such terms as the Board may deem appropriate.

*Notes:*

*Concerning name of organization: Floating home communities are now also covered by information in these bylaws. When the bylaws are next amended, the wording should be changed to include associations in floating home communities.*

*\* This article was amended in October, 2010, to allow smaller communities to form chapters with "at least 10 Households or 10 percent of households in the park, whichever is less." The Board has never provided nor required petitions for forming a chapter. Just contact a district director for guidance.*

*\*\* See "mission statement in the first column of the back page.*

*\*\*\*The Internal Revenue Code limits non-profit organizations by the time, words, and money spent influencing legislative bodies for any piece of legislation or any particular candidate. Individual residents of communities can, of course support financially or in any other way, legislation and candidates on their own, but not as an OSTA chapter.*

## Corona Coma Chat Room

**All clubhouse events at Woodburn Estates have been cancelled**, and we still do not have a park manager after seven months. Crime has slowed way down since I started the "How to Catch a Thief" series, which is also running here in the OSTA Review (pp. 11-14). I've also noticed several residents have purchased Ring cameras and many have installed more lighting around their homes. I do think the articles have helped deter crime by making residents more aware of what they can do to protect themselves against would-be thieves, and I hope they're helping people in other parks.

Woodburn residents have been making masks for local hospitals and for other local seniors who need them, which touches my heart. Others are stepping up to do shopping for seniors who aren't able or are too worried about getting the virus to go out. It is times like these that communities pull together for one another and it's very encouraging. Personally, I am working on writing a song with my brother called "Stay Inside." We hope to record it live and broadcast on Facebook within the next few weeks.

So far no one in our park has come down with COVID-19, thank the Lord! I hope you all are well and staying safe.

*—Judea Eden, Woodburn Senior Estates*

**Management at Gainsborough has shut down all activities in the clubhouse.** They're keeping up maintenance that needs doing. We're safe. I think the quarterly newsletter should be short and sweet. Don't point out the activities places are doing; rather point out things people can do. Perhaps some online puzzles and comic strips (for people with Internet); Some Oregon resources (governor's office, health department, etc.); Maybe how to make a makeshift mask from a t-shirt or bandana without sewing. We are a social people. It is not normal for us to "shelter in place." From what I infer, we'll be doing this for another six-eight weeks (and it will get worse during that time).

I hope I'm wrong--on the long side. Stay safe.

*—Rich Pitter, Gainsborough, Eugene*

**I am getting a lot of sewing done for myself so am staying busy.** Cut out more clothes today and started sewing them. I will have a whole new wardrobe when this lock-down is over.

*—Joan Stern, Lee's Eugene*

**We here in Eldorado are a community.** Altho our activities have been cut off and our clubhouse has been closed for quite some time, we are still able to keep in touch thru our community Facebook page. We have residents making masks and others running to the food banks to help out neighbors with additional meals when they are unable to get out. We felt terrible when we lost a fellow neighbor and OSTA member in April and no one but no one could go near to offer sympathy. But we do still have the local mail, so sent cards to the widow and family, This is a together thing, so look around and see what you can do to share, help or serve.

*—Rita Loberger, El Dorado, Tigard*

**A local florist (the Flower Gallery) here in Junction City wanted us to still celebrate** Easter week even though we could not attend church services Easter Sunday.

The Saturday before Palm Sunday the florist (Bill) gave our pastor palm branches to share with our church families to display on our front door. There were 6 families here in Scandia Village who received the branches. "WHAT A GREAT BLESSING."

*—Ruth Kiscoan, Scandia Village, Junction City*

**My family brings me lots of leftovers, and I have an emergency supply of Beanie Weenie on hand.** By wearing a face mask, I only have to wear make up on half my face and have no need for lipstick now. I wonder how it affects people with hearing disabilities who lip read. I can stick out my tongue at people and they will never know.

I am seeing how hard it is for people that cannot be with their loved ones that are hospitalized or in nursing homes. My sister cannot visit her newly born grandson for months. The ripple effect is everywhere for everyone. I am so thankful for Facebook to see pictures and videos of family and friends.

*—Jo Anne, Mobil Towne West, Eugene*

**The management at Falcon Wood has been busy improving sections of our park** with a new floor in the library/mail room, wainscoting, and painting. The pool is being resurfaced and the hot tub is being completely redone. Our community gardeners are beginning to plant in the beds behind the library. Social distancing is being respected. Spring is here.

*--Sheryl Stassi-Lampman, Falcon Wood, Eugene*

(Corona Coma continued on p. 7)

(Corona Coma continued from p. 6)

**Hello friends and neighbors!** I don't know about ya'll, but I've had to cut **WAY** back on the news. We, my husband and I, start every day with coffee, local news and Good Morning America. I found myself not wanting to get out of bed in the morning because I couldn't bear starting yet another day hearing about and feeling such overwhelming sadness, heartache and helplessness due to the destruction from COVID19.

I'm quite sure I don't have to mention how COVID19 has effected and changed ALL our lives, so I won't. I've decided to use this time to step away from the fear, focusing on all that we have and how grateful I am. Many have lost so much. We are blessed to have family and friends even though we can't physically be together right now.

As we are all becoming a little bonkers right now, having to stay home/indoors, I thought I'd share some things we do to keep our bodies and minds occupied. On sunny days we go on walks, soak up some vitamin D, fresh air and eat chocolate. On cold, rainy days we do puzzles, watch movies, mostly action, adventure and comedy. I enjoy old black and white films while snacking on chocolate. I've also given much consideration to digging out old family photos (we have 40 years of boxes full) and putting them in photo albums, learning Tai Chi and maybe a second language, but then I feel overwhelmed and opt instead to be happy with just making a list of what I might do with my time while I nibble on some chocolate! I think, seriously think, about meditating every day, but haven't done it yet. I have given myself a facial mask while enjoying a glass of wine. Do you know what pairs really well with a glass of Merlot? a piece of unsweetened 100% dark baking chocolate.. I know! Something else that takes up some time in the day is creating a new recipe. Just use whatever you have in your pantry, no trip to the market necessary.

I will close by saying it's my, and my husbands, opinion that if we ALL stay home, wear a mask and gloves when you have to go to the market/pharmacy, practice social distancing, set up a "cleaning station" to disinfect and wipe down everything that comes into your home and wash your hands, the sooner we ALL can get past this and return to a "new" normal. Be safe, be well.

--Debra Ragsdale, Rogue Valley Meadows, Medford

**And this is Debra's recipe for a heart-healthy dark chocolate treat:**

~~You'll need a candy bar mold or make your own mold using tin foil~~

Ingredients:

- 2 oz 100% cacao dark baking chocolate
- 1 oz dark chocolate baking chips
- tsp raw pumpkin seeds, hulled
- 12 raw almonds, slightly crushed into chunks
- 1 tsp 1½ dried cranberries (50% less sugar ones)
- ½ tsp unsweetened dried coconut flakes
- Coarse kosher sea salt

1. Using a double boiler heat the baking chocolate & chocolate baking chips just until melted.
2. While the chocolate melts, sprinkle the pumpkin seeds, almond pieces, cranberries and coconut flakes evenly into the candy bar mold.
3. Pour the melted chocolate into the mold covering all the ingredients evenly.
4. Let cool in the refrigerator for about 15-20 minutes. Candy should be set "firm", but not rock hard.
5. Cut into 6 evenly sized pieces, turn them over and gently press a few grains of the coarse salt onto the tops of each piece. ENJOY!

**Debbie Harden has sewn over 100 masks to give out to SongBrook folks and their families**, and has collected over \$700, which she plans to donate to the Ginny Iverson/Malabon School Fairy Fund. Debbie thinks she might have close to \$1,000 for needy returning students this fall.

--Mark Harden, SongBrook, Eugene

(Corona Coma continued on p. 8)



(Corona Coma continued from p. 7)

Nancy McMackin felt the neighbors were missing something special for their Easter, since the holiday was clearly effected by COVID-19. So, on the spur of the moment, she recruited Molly and Debbie Koester, mother and daughter, to play their homegrown sounds with guitars and country songs front the 1940's. On Friday and Saturday, Nancy began making phone calls and running around the neighborhood with the invitation to visit the Koester's front porch concert on Easter Sunday. And attend they did, some bringing camp chairs, and all practicing safe distancing, to enjoy the concert. The Koester's sat on their big front porch stage with a mic and small amp to play and sing. The neighbors so enjoyed the music, laughter, and singing, that the concert, planned to last 30 minutes, lasted three and a half hours. The moments were savored and valued by all.

—Carolyn Moore, Twin Cedars, Lebanon



Above:  
Mother and  
daughter,  
Molly and  
Debbie Koester



Right:  
Molly  
Koester

I'm reading books, sorting old books and reading some never read for many years, cleaning out closets and filling donation bags.

—Paco Schiraldi, Monta Loma, Springfield

I had a plan for several projects that required renting equipment, but the shutdown started at the same time the request was given to IPG. They put a "hold" on all expenses until they found out what expenses would result from the shutdown.

—Rick Morris, Monta Loma Manager

I had an amazing experience at Fred Meyer at the start of the shutdown when Toilet Paper hoarding was in full swing. The checker who waited on me asked me if I got everything I wanted, and I said a few things were not on the shelves. She asked if I'd wanted TP, and I said I would have bought some if I could. The checker locked her cash register and said, "Come with me." I followed her to a back area where she opened a cabinet near the floor and pulled out a six-roll package of TP and handed it to me. I was amazed and asked where I should pay for it. She said the employees had decided they would save some packages and hide them and give them to seniors for free! I felt like I had just won the Lottery!

—Beryl Oliver, Monta Loma, Springfield

To pass the time, I have been trying to find out who included mobile home parks in SB 608 and what right they had to do it? Also, what is anyone doing about amending this new law so that we [MH parks] are not included? Since we only rent the land, I feel our rent should be capped at 4% or the CPI, whichever is smaller. I also see is a Pass Thru part in the bill. Who allowed that to happen and how do we change it or discuss it?

—Stan Jones, Monta Loma, Springfield

(Corona Coma continued on p. 9)



(Corona Coma continued from p. 8)

**We have survived this year unscathed and are doing very well, all things considered.** Living in a community that is so closely knit is a big positive. Our neighborhood is configured in a half- mile oval with 71 of the 76 homes located in this loop. Most everyday there're residents walking the loop, so checking on our friends is natural, since many are on their porches just taking in the activities.

A favorite of some is social distancing in neighbors' driveways, enjoying chatting and a beverage of choice in the afternoon. One subject that is nice to discuss is the good owners we have that were very considerate to delay the rent increase by a minimum of two months. This is on top of only a 1.78% increase for all, which is very thoughtful as the CPI was 2.3% and this is what most increases are based on. It pays to maintain a good relationship with management, whether we agree on everything or not. We count our blessings.

--Mike Bureau, Miller Estates, Central Point



*Above: Residents singing Happy Birthday to Maritta Kofoed on her 80th birthday in front of her house in Miller Estates, Central Point. Maritt has been fighting cancer with chemotherapy.*

### 7 LITTLE WORDS

Directions: Match the clues with the letter groups to make a definition or synonym, using each group of letters only once. You will need all the letter groups to work the puzzle.

#### CLUES

1. OSTA PRESIDENT (4)
2. DISTRICT DIRECTORS (8)
3. OSTA NEWS (6)
4. NEW LOOK (7)
5. CHAPTER RULES (6)
6. GIVES OSTA POWER (10)
7. NANCY (8)

#### SOLUTIONS

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ME REV MEDIA RI BE TOR TA AWS BS RS

MBE VISO HIP BYL IEW RS AD WE ITE



## About Homemade Masks

Al Capp's comic strip character, Joe Btfsplk—put your tongue between your lips and blow hard to pronounce his name—could see no good in anything or anybody and wore a dark cloud over his head as he wandered around the hills and hollers of Dogpatch, spreading gloom.

The Center for Disease Control tells us to treat a mask like a biohazard and wash our hands every time we remove it. If it's a homemade cloth mask advises us to run it through the washing machine and dryer. Cold water is okay as long as we use detergent. We wear a cloth mask to help prevent spread of germs to others. Others wear them to help prevent spreading their germs to us.

Home made masks made from a kitchen towel is the best, but T-shirts give a better fit because they're stretchy. Bandanas are a bit thin, but if made as a double layer with a slot, a paper towel can be inserted in the slot to improve filtration.

Here are some of your OSTA Board members modeling their masks. Can you identify them?



**A Man Who Works  
Too Hard Mask**



**A Man's Mask**



**Coffee Filter Mask**



**Date Night Mask**



**Good Patriot Mask**



**Elastomeric Respirator Mask**



**Star Wars Live Long &  
Prosper Mask**



**The Natural Mask**



**The Halloween Bat Mask**

## How to Catch a Thief—Part 2 *(Ed's Note: See Part 1 in the Spring Issue, Vol.41, No. 2)*

by Judea Eden, Woodburn Senior Estates

**Make Things Tough for the Thief** – If you make it difficult enough for burglars to get in your home, they may give up and move on to easier pickings.

**Here's how to discourage thieves:**

**1. Locks.** A door that locks when it is slammed is easy for a burglar. They can open it easily with a piece of plastic or some other simple device. You need a good quality lock that will resist picking and force. Most experts recommend either a deadbolt lock that must be operated by a key, or a pin tumbler cylinder lock. Be wary of a deadbolt lock that requires a key to open from the inside; in case of fire, you don't want to waste precious seconds looking for a key. Check with a locksmith and get good locks for ALL outside doors, not just for the main entrance.

**Don't forget window locks, too.** The ordinary sash fastener offers no protection; it can be opened with a knife through the window slot. You need either a sash fastener that can be locked with a key or a cylindrical mechanism with a latch that fits into a metal rim in the bottom sash of the top window. Other possibilities are a key lock built into the bottom window bar or use of eyebolts to lock windows to the frame. Be sure the window can still be opened quickly from the inside in case of fire.

**If you have a sliding glass door,** either get a slide lock or put an object like a steel rod, a nail, or a piece of wood in the door channel to block someone from sliding open. Or do both for extra security.

**Most important – USE THE LOCKS!** They're worthless if you don't

**2. Keys.** There are several things you should and should NOT do with keys in your home. DON'T leave your key under a doormat, in the mailbox, hanging from a nail outside or anyplace else a burglar could easily find it.

DON'T leave your keys in your coat pocket when you check your coat or hang it up in a public place. DON'T give your home keys to a parking attendant; he could have a duplicate made while you're gone. Give him your car keys only. DO keep your car keys and home keys on separate rings.

DON'T loan your keys to casual acquaintances.

DON'T carry an identification tag on your key ring; if you lose it, that's like an engraved invitation to a burglar.

Change the locks on your home if: a) you lose a home key or b) you move into a previously occupied home.

**3. Access.** Don't leave ladders or tools outside the house where thieves can get them and use them for break-in purposes.

**4. Shrubby.** Keep any shrubs or trees trimmed around the doors and windows. Don't give thieves a convenient place to hide while they work on breaking in. Make sure your home is WELL LIGHTED at night. Burglars like to hide in the dark so as not to be seen.

### How to Catch a Thief – part 3

#### Outthink the thief

*Make the thief think you are home when you're not. He probably knows about some of the tricks suggested here, but without close observation he probably won't be able to figure out whether you're fooling or whether you are home. Don't give a thief the chance to set you up for a burglary. Be wise to their tricks!*

**1. Leave some lights on while you're away.** If you're just out for the evening, a single light – preferably leave curtains closed so the burglar can't peek in and see if someone really is home. If you're going to be gone several days or longer, get an inexpensive timer that turns a light on and off at designated times. You might get several and time them so that when lights go off in the living room, for example, they go ON in a bedroom; this makes it look like someone is moving around in the house. If you normally have your drapes open in the daytime and closed at night, you might give a trusted neighbor or relative a key and ask them to come in and switch the drapes twice a day. Another idea: Have the neighbor switch on the radio or TV set at night. Outside lights also are a good idea, whether you're

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away or home. They remove the thief's cover of darkness, as he doesn't want to be in the spotlight as he works to get into your home.

**2. Don't let your home look unoccupied.** Don't allow packages or newspapers to accumulate while you're gone. You can alert the post office to hold your mail while you're out or ask a neighbor to pick them up for you. If you receive Meals on Wheels, make sure to cancel them before you leave. Don't leave notes on the door or elsewhere saying you'll be gone until a certain date. Keep your sheds and storage areas CLOSED and locked. In the summer, arrange to have your lawns mowed regularly; in fall, have leaves raked; and in winter, arrange to have snow shoveled off your walks and driveway.

**3. Don't advertise your upcoming absence to neighbors you don't know well.** Wait until you get back to report on your trip.

**4. Be wary of strange phone calls aimed at finding out when you won't be home.** Be suspicious of anyone you don't know asking about your schedule and plans, whether on the phone or in person. Such an inquiry may come in the guise of a caller who says you've won a valuable prize and ostensibly wants to know when it can be delivered.

**5. Don't let a stranger inside unless he/she can show identification** indicating they have a legitimate reason to be there.... a service person from the gas company or cable company for example. If you have any doubts, call the person's employer. Have a peephole installed if you don't already have one or install a doorbell camera; this will give you a chance to look someone over before opening the door. A chain lock is also a useful deterrent.

**6. Before employing household help, check the person's references, and/or do a background check** if you can. A good one I like to use is Checkmate.com. He or she could be a burglar's partner intent on sizing up your house and your schedule for a break-in. Unfortunately, we've had thieves allowed to be in the park offering their services and coincidentally, homes were robbed after these individuals had access to homes. Be careful who you befriend in the park, as they could be bad actors and betray you later. If you get a bad feeling in your gut about someone, TRUST YOURSELF and your instincts!

**How to Catch a Thief – part 4****Set a Trap for the Thief**

Despite all your efforts, a thief may get in anyway. You can make it more likely they will get caught... or at least scare them away...or leave them empty-handed.

1. Install a burglar alarm system and/or Video Surveillance. They vary in sophistication from a simple alarm that makes a noise and will scare the thief away and alert the neighbors, to a silent alarm linked to a law enforcement agency. Video cameras can be a deterrent to would-be thieves.
2. Notify the police if you're going away and ask for special surveillance of your home. Tell them when you're leaving, when you expect to return and what lights will be on at what times. If a neighbor also will be checking the premises, be sure the police are aware of it. There is a form at the police dept you can fill out for this.
3. Keep your valuables such as jewelry, in a safe deposit box at a bank.
4. Mark items a thief would be likely to steal, such as a TV or stereo with a marking tool. Put your driver's license number, along with your state's abbreviation on each item. This may help the police trace it back to you if it is stolen. Keep records of serial numbers of items that have them.

**What If You Meet a Burglar?**

Chances are you won't see the burglar because he wants to be long gone by the time you return home. But suppose he breaks in, not realizing you are there? **DON'T CONFRONT THE BURGLAR.**

Don't pull a gun or other weapon on him as he/she may take it away from you or respond by using his own weapon. Chances are, if you don't provoke the burglar, he/she won't harm you. **Don't fight him unless you are attacked;** in that event ***fight back with any and every means you have available!***

If you have to deal with a burglar face to face, be cooperative but try to remember how he/she looks; approximate weight, height, age, how they are dressed or any other distinguishing marks like tattoos, piercing, birth mark, scars, etc. so you can help

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the police identify them later. But if possible, avoid meeting them at all. Shut and if possible, lock a door between you and the burglar. Phone the police, then open a window and yell. If you wake up and find a burglar in your room, pretend you are asleep until he/she is gone.

If you come home and see signs your house has been burglarized, the thief may still be inside. Leave the area and call the police and don't enter the house until police have checked it out.

**How to Catch a Thief – Part 5****Insure against theft**

Special policies designed for mobile homeowners provides basic economic protection against burglary and other types of theft. If you don't have one, it's strongly suggested you get one without delay. I've got a policy from American Modern for only \$200 a year for basic coverage, and many folks choose to insure through Foremost, the most popular mobile home insurers. When I called for a quote, it was only \$500 for more than twice the amount of coverage I have with American Modern. I plan to move to them when I have the money. If you set your deductible higher, the cost goes down, but it depends if the damage is worth having to pay \$1000 deductible. Some even have coverage against mold issues. AARP offers discounts for members for coverage through Foremost. Policies cover against theft or loss via fire or other cause. Earthquake and Flood insurance are separate policies you can add and are not included in most standard policies.

**Make an inventory of your personal possessions**

It's wise to make an inventory of your belongings that have value to you. This list should include the date each item was purchased or given and its original value. Give one copy to your insurance agent and keep another in a safe place outside the home, such as a safe deposit box or better yet, keep a digital copy on a cloud-based server for easy access. Save receipts for your more valuable items and keep them with the inventory list. Scan them to a file on your computer or take photos of them and/or email them to yourself. If you have a burglary loss or a fire, storm or any other kind of loss, the list will help you remember what was lost and the receipts will help you establish proof of their value for filing an insurance claim. Update your inventory list at least once a year to make sure newly-bought items are listed. You may want to take

photos of particularly valuable items or of entire rooms; keep these in a safe place, too. It's also wise to mark valuables by putting your drivers license number on them.

**What to do if you're hit**

If your personal property is stolen, most insurance companies will pay for the loss based on the property's replacement cost minus depreciation. If you want full replacement cost coverage on personal property, you may be able to buy it for an extra premium. Valuable items – collections, furs, silverware, jewelry—should be protected by a personal articles policy. This will provide extra coverage on items beyond the homeowners policy, that limits certain kinds of property.

If you become a burglary victim, do four things immediately:

1. Notify the police. Give them the serial numbers or other identification numbers of stolen items.
2. Notify your insurance company. Use your inventory list to prepare a complete list of stolen property. Give the insurance company rep any purchase receipts (never give original receipts make copies) you have for the stolen items. Answer all questions and cooperate fully for the quickest possible handling of your claim.
3. Notify the park managers you were robbed
4. Notify your Neighborhood Watch representative

**How to Catch a Thief Part 6****Suggestions for Security Cameras & Alarms:****Security Cameras:**

~ **Night Owl Wired Security** – playback from smart device, smart detection, expandable up to 8 cameras (*comes w/4 cameras*) On sale now at BiMart for \$200 Additional cameras on sale for \$45

~ **Blinx Xt2 Outdoor/Indoor Smart Security Camera** w/Cloud Storage. Includes 2-way Audio, 3 camera kit - Amazon Price \$200 (1 camera w/2 way audio \$570)

~ **YI 4pc Home Camera Wi-Fi Security Surveillance Smart System Indoor w/ 2-way Audio**, 4 camera kit – Amazon Price \$100

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~ **Annke 8 channel Wired Security Camera System** w/4 cameras and 1TB hard drive included. Weatherproof for Indoor/Outdoor use & Motion Alert & Remote Access – Amazon Price \$170

~ **Ring Video Doorbell w/HD Video**, Motion Activated Alerts, Easy Installation. Amazon Price \$100 - Can add voice control by combining with an Echo Show 5 compact smart display screen w/Alexa device for \$90

~ **Ring Floodlight Camera** Motion-Activated HD Security Camera w/ 2-way Talk and Siren Alarm. Works with Alexa. Amazon price \$\$250 (add voice control by buying w/Echo Show 5 \$90)

~ **HeimVision HMD2 Wireless** Rechargeable Battery-Powered Security Camera, 1080P Video w/ 2-way Audio, Night Vision, Waterproof Indoor/Outdoor Wifi Cameras w/Cloud Service – Amazon Price \$80 (You can purchase a HeimVision Solar Panel to charge your camera battery continuously for another \$35 from Amazon)

### Alarm Systems:

~ **Fortress Security Classic Home Alarm system** – Wireless 14 piece security alarm kit. This system is complete with wireless sensors and sirens and built-in landline auto dialer that is fully programmable and easy installation. You have the ability to communicate with others while on the go. Amazon sells this for \$130. This doesn't include video, just the alarm system but it is compatible with video camera systems if you want to see who is intruding into your home.

~ **Ring Alarm 5 Piece Kit Home Security** w/ optional 24/7 Professional Monitoring – no long term contracts and works with Alexa device. Amazon price is \$200

~ **GE Personal Security Window/Door Alarm**, 2-pak Easy Installation, battery operated. Amazon \$10

~ **Toeeson Window/Door Alarm 6 Piece set**, Amazon price \$27

~ **Elepowerstar Weatherproof Driveway Alarm** System Outdoor Motion Sensor Detector doorbell wireless security alert system w/52 Chimes and 4 level volumes/LED Flash for home/yard/garage Amazon Price \$39

~ **eMacros Long Range Solar Wireless Driveway Alarm** Outdoor Weather Resistant Motion Sensor & Detector security alert system. Monitor and protect outside property. Amazon Price \$130

*References: Sherlocked Homes booklet put out by Farmers Insurance, AARP Magazine, and Neighborhood Watch online*

## A Story about Rent Increases

*by Jane Lewis, MHAction Community Leader from New Windsor, NY*

I've lived at Silver Stream Mobile Home Park for over 30 years. I moved into Orange County from Queens in 1988. I did not want to live in another apartment, so I started looking at houses. A lot of the houses that I looked at needed a great deal of work especially the ones I could afford. The real estate agent showed me a few mobile homes, and I fell in love with them.

They were just the right size for me and just the right amount of property. The price was also right. My house was in "move-in" condition. I did not have to do anything to it which I loved. The lot rent was \$250.00 per month when I purchased my home and that included my water and garbage pick-up. Living in the park was great. My neighbors are the nicest people. The local owner of the park at that time would only raise our lot rent \$10 or \$15 per year. The community was taken care of and always looked presentable.

Things changed drastically for us when RHP Properties, a corporate community owner, took over our community at the end of 2017. The lot rents started to go sky high, and now we pay for water. They do nothing to improve the community and neglect basic maintenance. I feel like we're simply paying to make them rich as possible as a corporation.

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Last year, it gave me peace of mind to know that our state enacted rent control for mobile home communities. Predatory corporate owners are not allowed to raise our lot rent more than 3% unless they justify the increase. If they can justify it, they could raise our rents up to 6% per year. Even without corporate owners justifying their increases, 3% is still a lot. That's usually more than the cost of living increase people get when they are on Social Security.

I thought that these new protections would prevent RHP Properties from continuing to gouge us for rent. It didn't stop RHP properties from trying to raise our rent almost 6% without justification. Their proposed rent increase would have put our lot rent at \$927.00 per month.

That's a lot of money to shell out per month just for the land our homes sit on. It's even worse now because of the COVID-19 crisis, a lot of families simply can't afford another large increase.

We decided to band together and fight back. We reached out to our town supervisor, our New York State Senator, and the media. We took them to task! In the end, we prevailed. It's a shame that we had to do all of this just so that we could live in our homes comfortably.

This year, I dread what RHP Properties will put into our new leases. We are all left to wonder if they are going to try and pull the same stuff. Are we going to have to band together and go through all of this trouble again?

Right now, I am very fortunate that I can afford the rent, but there are many in the community that are not able to afford another increase. We have elderly on social security, some on fixed incomes, and low-income families that will be forced to either sell or abandon their home because they will not be able to afford a lot rent increase.

Large predatory corporations, like RHP Properties, know they can take advantage of our families because we can't move our homes if the lot rent gets too high. We also feel much more vulnerable right now because of the COVID-19 crisis that the world is facing.

We need to push for more protections to ensure we are no longer being held hostage in our homes. We need to push for more community-friendly community ownership models, like non-profit land trusts and cooperatives. Their business model has got to come to an end. Now is the time to stop rent hikes and unfair evictions.

No matter what, I'm going to keep on fighting because all families deserve a decent affordable place to call home.

## Riddles

(Draw a line from the question on the left to the correct answer on the right)

### Questions

1. Why should you never date tennis players?
2. How do you weigh a millennial?
3. What happened to the guy who sued over his missing luggage?
4. Which weighs more, a gallon of water or a gallon of butane?
5. What do you call someone who's had too much to drink?
6. How did you get hit on the head with a book?
7. What kind of shoes does a lazy person wear?
8. Why should you save your pennies?
9. What kind of jokes do farmers tell?
10. What has T in the beginning, T in the middle, and T at the end?
11. What do you call a penguin in the desert?
12. What is a tree's favorite soda?

### Answers

- A. It makes good cents.
- B. He lost his case.
- C. A cab.
- D. Love means nothing to them.
- E. Corny ones.
- F. Water. Butane is lighter fluid.
- G. Loafers.
- H. Lost.
- I. Root beer.
- J. In Instagrams.
- K. I have my shelf to blame.
- L. A teapot.

### Solutions

1-D; 2-J; 3-B; 4-F; 5-C; 6-K; 7-G; 8-A; 9-E; 10-L; 11-H; 12-I



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### 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.

### 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.***



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**YES!**

I want to join my neighbors to protect my rights as a homeowner.

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☐

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