



# NMHOA Across America

[www.nmhoa.org](http://www.nmhoa.org)

July 2014 Edition

206.851.6385

## Message from NMHOA President Tim Sheahan

With summer now in full swing, many homeowner associations and even state legislatures are enjoying a temporary hiatus. That has not been the case for NMHOA, however. Board meeting conference calls continue and most committees remain active even during the dog days of summer.

The major activity of this summer season was our two-day Board of Directors retreat in Minneapolis, MN, which was made possible by one of our major partners, **Corporation For Enterprise Development (CFED)**. The retreat was a great opportunity for Board members to get to know each other better and provided a valuable face-to-face means to discuss priorities and strategize on the future direction of NMHOA.

One of the priorities set by the Board is to renew its commitment of outreach and support of state manufactured home owner associations. Strong connections with state associations are part of NMHOA’s “DNA” and will continue to be a vital means of serving individual homeowners. We anticipate offering many “scholarships/stipends” to enable representatives from state associations across the country to join us at our November NMHOA convention being held in Seattle, WA. It will also be an opportunity for those who have joined CFED’s “Lead Organization” program to participate in CFED’s training program being held in conjunction with our convention.

One of my hopes is for NMHOA to expand its educational role by developing an informational/educational e-mail system to reach homeowners directly, empowering them with knowledge. The purpose will be to help homeowners help themselves. Such a service will take NMHOA to higher level of effectiveness, credibility and value but will be no simple task. We will need assistance from those with computer skills and/or an educational background to get involved with developing our educational resources in conjunction with our state and national partners. Would you be willing to help?

In May, I was in Chicago to attend my third straight shareholder meeting of **Equity Lifestyle Properties (ELS)**, of which I’ve been a shareholder for around a dozen years (yes, technically I am a park owner in addition to being a MH owner). ELS is the largest operator of manufactured home communities in the country and viewed by many to be the axis of corporate abuse of vulnerable homeowners. While in past years I expressed concern about the unreasonably high rents in ELS communities and the millions of dollars of shareholder money wasted on litigation in California, this year the main focus of my comments to the Board and executives was neglect of proper maintenance of ELS communities. I cited a “failure to maintain” case against an ELS community in San Jose, CA, in which the jury awarded residents over \$15 million in compensatory damages and another \$95 million in punitive damages. (Read more about this case on P.8). I also showed pictures of conditions of a few other substandard ELS communities in California, which might be next to face legal action. I reminded ELS officials that in a quest to maximize profits, reducing expenses by neglecting proper maintenance is not a sustainable business model. Time will tell whether they take heed.

### Table of Contents

President’s Message .....	P.1
From Where I Sit .....	P.2
NMHOA Board Retreat .....	P.3
Save the Date – NMHOA Convention .....	P.4
Updates on Legislative Activity .....	P.5
Spotlight on Annual Meetings .....	P.6
One Board Member’s Musings .....	P.7
Court Decision goes against ELS .....	P.8
Calendar Listings .....	P.9
Membership/Renewal Form .....	P.10

NMHOA is always looking for more volunteers willing to serve, whether on committees or board positions. Volunteers don't have to be MH owners, especially if they have special expertise in such areas as fund-raising or corporate governance. Can you think of someone who would be an asset to NMHOA?

On behalf of the NMHOA Board of Directors, I want to wish you a healthy, safe and enjoyable summer.

Tim Sheahan, President

## **From Where I Sit**

### **NMHOA Executive Director Ishbel Dickens**

Greetings members and friends of NMHOA,

Now that we are more than half way through the year I thought I'd take a few minutes to reflect on the work NMHOA has accomplished thus far in 2014.

2014 has seen NMHOA's membership increase dramatically, especially in the number of individual home owners' associations (HOAs) who have joined – 14 since January of this year. NMHOA also welcomes new and renewing associate members – most recently the Utah Housing Coalition, John Van Landingham, and Stacy Becker. In addition, state associations continue to renew their memberships – many thanks to the state associations of Arizona, Illinois, New Jersey, Ohio, and Utah and the Association of Manufactured Home Owners (AMHO) in Washington for continuing to support the work of NMHOA. Other state and individual HOAs are encouraged to renew as their memberships become due during the latter part of the year. Last but not least, NMHOA gives a huge welcome to the large number of individual home owners who have joined NMHOA in 2014. We understand homeowners are likely being tapped for support by several affiliated advocacy groups and appreciate those who recognize the value of having NMHOA as their voice at the national level.

NMHOA is certainly on a growth trajectory right now. The NMHOA board and staff had a very successful retreat in Minneapolis at the end of June. We came away renewed and invigorated with four major goals that we plan to accomplish in the next 18 months to two years. Please see the full report from the retreat by Mid-West Regional VP, Lori Dibble, on P.3 this newsletter.

While the NMHOA board was able to participate in the retreat, NMHOA is also excited about opportunities that we are able to offer our members. For instance, the state association presidents have been given information on how to participate in CFED's Lead Organization program. While the initial deadline has passed, state associations who have not yet registered are still welcome to join this program. Please contact CFED staff Lauren Williams ([lwilliams@cfed.org](mailto:lwilliams@cfed.org)) or Lissette Flores ([lflores@cfed.org](mailto:lflores@cfed.org)) for more information.

Additionally, NMHOA is very pleased to announce that our Annual Convention will take place in Seattle, Washington from November 13 – 15. As those of you who have attended in the past will attest, attending the Annual Convention is a great way to learn new approaches to solving old problems; an ideal opportunity to network with home owners from all across the country, and an inspiring place to feel rejuvenated about the work we all feel so passionate about. Read more about the Convention on P.4 of this newsletter.

Please also know that NMHOA staff and board members are available to meet with you either in person, or by conference call. So far this year NMHOA staff and board members have travelled to Oregon, California, Utah and DC to participate in state association meetings, meet with legal aid attorneys who are interested in work on manufactured housing issues in their own state, and present manufactured housing as part of the solution to the affordable housing crisis at a national conference. We have also participated in conference calls with legislators and home owners in Colorado and with Arizona home owners. NMHOA Board President, Tim Sheahan, and Executive Director, Ishbel Dickens, both represent manufactured home owners on HUD's Manufactured Housing Consensus Committee, and Ishbel was recently appointed to a Dept. of Energy Committee to help set energy efficiency standards for new manufactured homes.

NMHOA continues to keep its finger on the pulse of federal legislative activity and has been involved in contacting congressional representatives to ask them to vote against bills that would have been detrimental to manufactured home owners. To date, the bills we oppose (H.R. 1779 and S. 1828) have not moved out of committee.

We also track activity in manufactured housing communities by following news articles and other posts on the Internet and by sharing these with you on the NMHOA facebook page:

<http://www.facebook.com/NationalManufacturedHomeOwnersAssociation> and NMHOA website: [www.nmhoa.org](http://www.nmhoa.org)

As always, NMHOA cannot do this work alone. We rely on our members to recruit others to the organization. We encourage you to attend the Annual Convention. We hope that when you receive action alerts you respond. We expect that you forward this quarterly newsletter and the monthly Eblasts to everyone on your email list. Most of all we ask that you contact NMHOA so that together we can work on solutions to the problems that seem inherent in manufactured housing living and we look forward to the day when manufactured home owners are accorded the same rights as those in other types of housing.

Enjoy summer - Ishbel

### **NMHOA Board Members – June Retreat**

#### **Lori Dibble, East Region, VP.**

NMHOA's Board members are drawn from manufactured home owner groups from throughout America. Board members meet monthly via conference calls and frequently through email. Once a year we meet face-to-face at the NMHOA annual meeting and convention. This year we had a second opportunity for the Board to meet in person. The NMHOA Board and staff recently attended a two day retreat in Minneapolis sponsored by CFED.

This was a fantastic retreat where the Board members and staff of NMHOA worked hard to define and vision our organizational purpose and to focus on goals for the next several years. Stacy Becker led Board members through a series of exercises helping us to identify our strengths, to focus our priorities, and to develop a workable plan of action for NMHOA. It was fun but also incredibly useful.



Here are the four goals that the Board identified which we then structured a multi-year work plan around:

1. Help build powerful and effective STATE ASSOCIATION members.
2. Develop national influence and recognition as a NATIONAL advocate.
3. Increase FUNDING for NMHOA with an eye toward financial sustainability and organizational effectiveness and growth.
4. Develop a strong, exciting national BRAND.

You can see that our number one goal and priority was to provide service and help to our state association members. They are the backbone of our successful national home owners group. It is at the state level that most of the protections and help for home owners happens. In recognition of that we reaffirmed that stronger state organizations mean

improved conditions for manufactured home owners and preservation of our communities and neighborhoods everywhere. To that end we designed and outlined a NMHOA State Technical Assistance proposal and are creating a Presidents' Council to provide input to NMHOA and get feedback about what services NMHOA can provide to states. We have tons of ideas and NMHOA members should watch for these new initiatives to roll out over the next 18 months. This program in conjunction with the Ambassador program (which provides assistance to states without a current state manufactured home owner program) will foster the creation of strong representative statewide manufactured home owner organizations.

The second goal that was identified is to continue and grow our national presence as advocates for owners of manufactured housing. This includes having a presence in Washington, DC as the collective voice of our state organizations and solidifying our role as the "go to" organization on questions involving manufactured housing and manufactured housing communities.

Fundraising! Yes we need money to do all the things we want to do. We are developing a fundraising strategy. Realizing that fundraising is about building relationships – with like-minded national partners and with local and state-based funders. Expect NMHOA to be working with you in your state to identify and facilitate funding opportunities that are mutually beneficial for NMHOA and your state organization.

Building a national brand. This was such a fun and creative mental work out! NMHOA is about homes, communities, and neighborhoods, building and protecting these tangible societal assets. Beyond brainstorming NMHOA has developed a work plan that incorporates branding and marketing in ways that will strengthen our identity but will also help to provide an umbrella for work being done in states.

Interwoven with our four goals and priorities is the understanding that NMHOA needs to balance our national policy success with shared state successes, to bring our diverse communities together. To do this we need to have educated, informed home owners who have the capacity to work collectively within their states, thus for each of the actions that the Board takes or projects that NMHOA staff and board work on we have to ask ourselves does it help us to implement our four goals and further the foundation of our organization?

The retreat was an unqualified success. We all got to know each other much better (everyone now knows I have horrible handwriting) and our collective individual strengths are amazing. NMHOA has a board with expertise in many areas (of course we also have plenty of room for more people who can help us – any graphic designers out there?) The retreat was filled with so much creativity and enthusiastic communication between Board members that no one wanted to leave. We now have clear direction and work plans towards well defined goals. We have identified metrics and ways that we can measure our successes. The Board left Minneapolis energized, focused, and with a path forward for NMHOA. This is an exciting time to be a part of NMHOA, spread the word!

### **NMHOA Annual Convention – SAVE THE DATE**

The NMHOA Board of Directors is pleased to announce that the 2014 Annual Convention of the National Manufactured Home Owners Association will held in **Seattle**, Washington, from **Thursday evening November 13 until early afternoon Saturday November 15**.

NMHOA's annual conventions have traditionally been a time for home owners from across the country to meet together to learn from each other and from other experts about how best to address common issues facing manufactured home owners. The 2014 Annual Convention will not disappoint – there will be something for everyone – returning attendees as well as new members coming for the first time.

NMHOA hopes to provide stipends to support the attendance of two attendees from each member state. Others from member states are of course encouraged to attend as well. We certainly hope there will be a large contingent of attendees from Washington and Oregon and other neighboring states!

In addition, NMHOA state association members who are also members of CFED's Lead Organization group will have an opportunity to attend CFED's conference on November 13 prior to the NMHOA Annual Convention.

Both the CFED conference and the NMHOA Annual Convention will be held at the **Olive 8** in downtown Seattle with easy light rail connection from SeaTac Airport.

More details will follow as the program is shaped to accommodate the interests of manufactured home owners but rest assured that NMHOA will provide the quality programming we've been complimented for in the past.

If you have any questions about the Annual Convention please contact Ishbel Dickens at: [ishbel@nmhoa.org](mailto:ishbel@nmhoa.org)

### **Update On State Legislative Activity**

Here are just two examples of the great work being carried out at the state level by NMHOA members. As you read these updates please keep in mind that it may take many years of hard work on the part of many people to garner support and success at the legislative level. We need to keep the pressure on because even if we do not accomplish success in one or two sessions, we will get there and others will benefit from our perseverance.

#### **California – Tim Sheahan**

Golden State Manufactured-home Owners League (GSMOL) reports that despite homeowners' best efforts, its most important piece of legislation this year failed to gain necessary support in the California Assembly after earlier passing out of the Assembly Housing Committee.

**AB 2026** (Stone), was sponsored by GSMOL to address interference with manufactured home sales by park owners or management. A need to strengthen the law has been a growing concern because many opportunistic community owners have exploited the current law's vague terms to unfairly interfere with the sales of manufactured homes, either by imposing difficult standards for income or credit worthiness, or not cooperating with the seller. Some community owners also attempt to require unwarranted repairs or upgrades to the home that make it nearly impossible to successfully sell the home.

AB 2026 would have provided a presumption that purchasers who have been approved for a loan to purchase the manufactured home have the financial ability to pay the rent and charges of the park. It also would have placed limits on the ability of a community owner to require upgrades to the home, consistent with the original intent of the law. The bill also would have created a more open and responsive means for potential purchasers to understand and respond to denial of approval. Further, if a prospective homeowner was denied residency for an unauthorized reason, the community owner or management could have been held liable for damages to either the homeowner or purchaser.

#### **Delaware – Bobbie Hemmerich**

In 2013 home owners in Delaware celebrated the passage of SB-33, a rent justification bill, based on the CPI-U rate for their region. While far from perfect, this was a big step in the right direction to bring a measure of fairness and balance to homeowners living in leased land communities. It is worth noting the definitional purpose of this bill since the language could be used in other states as part of the pre-amble to bills you may be considering. Definition of Purpose:

*Manufactured housing has become a vital source of affordable housing in Delaware, particularly as a homeownership opportunity for low-income households who otherwise would likely not be able to move into homeownership. In recent years Delaware has experienced a difficult economic climate which has resulted in a crisis in affordable housing availability. Additionally, manufactured home owners make substantial and sizeable investments in their manufactured homes. Once a manufactured home is situated on a manufactured housing community site, the difficulty and cost of moving the home gives the community owner disproportionate power in establishing rental rates. The continuing possibility of unreasonable space rental increases in manufactured home*

*communities threatens to diminish the value of manufactured home owners' investments. Through this subchapter, the General Assembly seeks to protect the substantial investment made by manufactured home owners, and enable the State to benefit from the availability of affordable housing for lower income citizens, without the need for additional State funding. The General Assembly also recognizes the property and other rights of manufactured home community owners, and seeks to provide manufactured home community owners with a fair return on their investment. Therefore, the purpose of this subchapter is to accommodate the conflicting interests of protecting manufactured home owners, residents and tenants from unreasonable and burdensome space rental increases while simultaneously providing for the need of manufactured home community owners to receive a just, reasonable and fair return on their property.*

After the successful passage of SB-33 last year, this year's legislative session focused on the following bills which all passed:

\* HB-233 – This was a clean-up bill for the Delaware Manufactured Housing Relocation Authority (DEMHRA) who is charged with oversight of the rent justification program.

\* HB-106 - Right of First Offer revisions requested by the Attorney General's office. This bill extends the time frame of a Home Owners' Association's (HOA) alternative purchase offer so that it remains valid for 6 months. If the community is still for sale after the initial 6 month period, the HOA can refresh their alternative offer, and such offer will be valid for another 6 months. The HOA can refresh their offer every 6 months up to 18 months. The bill further permits the HOA to amend its alternative offer at any time and allows the HOA to match a third party's lower price offer and all of the material terms and conditions of the lower offer.

\* HS-1 – Clarifies responsibilities of DEMHRA by (1) providing clarification for how market rate is based and must be documented; (2) allowing DEMHRA to request a list of affected homeowners; (3) requiring that community owners who propose rent increases above the CPI-U provide a date, time and place to meet with DEMHRA to discuss the proposal; and (4) allowing homeowners or the HOA on behalf of a homeowner to file for arbitration if no agreement is reached at the informal meeting.

\* SB-238 - A true "consensus bill" crafted by members of the homeowners groups and the landowners groups, it addresses the disclosure problem (transfer of lease will remain as currently established). This legislation will require manufactured home community owners to provide prospective tenants with a copy of the proposed rental agreement, a copy of the rules, standards and fee schedule of the manufactured home community, a copy of the Manufactured Home Owners and Community Owners Act, and a summary of the Act written by the Attorney General at the time the prospective tenant obtains an application for tenancy in the community, to ensure that prospective tenants have ample time and opportunity to review the documents prior to entering the community.

### **Spotlight on Annual Meetings**

#### **Utah (UCOMH) – Myra Close, NMHOA Treasurer.**

##### **"Change the Perception"**

Utah's first annual convention using its new name (Utah Coalition of Manufactured Homeowners, Inc.) (UCOMH) was held on June 7, 2014

Kylin Parks, Western Region VP/Interim Secretary and Myra Close, Treasurer were honored to attend.

On the evening of June 6th, 2014 a meet & greet was held in honor of Kylin Parks at the Diamond Lil's Restaurant.

The next morning Kylin and Myra arrived at 8:00 a.m. to help with the set up. At 9:00 a.m. the convention was called to order by Chairman: Georgia Buckley. Seventy-Six homeowners were in attendance. Honored Guest & speakers included Rep. Janice Fisher, Rep. Lee Parry; Senator Thatcher; Rep Mark Wheatley and Kylin Parks.

There were several **"FIRSTS"** this year for UCOMH.

1. The name was changed to better represent what Utah is attempting to accomplish.
2. A Presidents' Board was formed. All of the Community presidents who are members in good standing meet once a month with the UCOMH board.
3. Convention attendance was the highest it has ever been.
4. The legislators from both the Democratic & Republican parties spoke.
5. Kylin Parks (NMHOA V.P. Western Area) from NMHOA spoke.
6. Webmaster Francisca Blanc redesigned UCOMH website (ucomh.org).
7. A First Annual Rally -- Pot Luck will be held in September with all family members invited.
8. Exceptional awards were given to: Rep. Janice Fisher who is retiring this year. Lowell Gallagher, Board advisor as he is also retiring this year. Kylin Parks was an extra special Thank You. Betty Hurt, Legislative Chair was also thanked for all the hours & hard work she has performed up at the capitol since being elected to this position last year.

## **Washington (AMHO)**

The Association of Manufactured Home Owners (AMHO) held its annual meeting at Kloshe Illahee (an ELS-owned community) in Federal Way on June 28, 2014. Fifty people were in attendance. The morning was devoted to the business meeting including the election of board members. AMHO's nine member board has representatives from north, south, east, and west Washington. In addition, attendees heard from Bruce Neas, Columbia Legal Services' attorney about his thoughts on the up-coming legislative session and from NMHOA Executive Director, Ishbel Dickens, regarding local zoning ordinances which have been implemented in several jurisdictions in Washington to help preserve manufactured housing communities. Over lunch the attendees heard from State Representative Dawn Morrell who has been a great champion for manufactured home owners for many years. In the afternoon, AMHO Community Organizer, made a presentation on community organizing and the event was rounded out by former president, Dan Barrett, sharing a powerpoint presentation he has put together on how to form a Home Owners' Association (HOA).

## **Washington (MHOA)**

The Manufactured Home Owners of America (MHOA), another Washington State association, held their annual meeting on Auburn on May 3, 2014. They too had 50 members in attendance. Their keynote speaker was the Chief of the State Patrol. All four board members were re-elected as were the district directors. MHOA is working with the park owners' association on manager training presentations. The good news from MHOA is that they recruited 49 new members in one month.

## **One Board member's musings**

### **Gary Miller, At-Large, New Jersey.**

- A Tale of Two Communities

This is a story of two communities, one we shall call North, and one South. Everything in this story has happened over the last two years and is still going on. Two years ago MHOA-NJ was asked to attend a meeting at North by the department of consumer affairs to discuss the sale of the community and possible evictions. At the time the park had no members that belonged to the state association (MHOA-NJ) but two board members attended the meeting anyway. Several ideas were exchanged and everyone stressed the need to unite and form a member chapter. Nothing was ever heard from the home owners at North ever again, until May of this year when they contacted MHOA-NJ, the night

before a meeting with the town, when the home owners expected MHOA-NJ to show up and perform a miracle to help them save their park.

Several months ago MHOA-NJ were contacted by South about issues in their community concerning excessive taxes and a possible lawsuit against their town that would directly impact the community. The home owners asked the state association (MHOA-NJ) for help. Two MHOA-NJ board members went to a council meeting, which was attended by nearly 60 community residents. The board members researched the statutes cited by the community's attorney and found out that the whole story was not being told. After a second meeting with the home owners who joined MHOA-NJ where MHOA-NJ board members helped them outline a plan of attack. They sent a letter to the mayor explaining more fully the decisions for the cases being cited by the community's attorney.

RESULTS: South has successfully negotiated a settlement with their town and community owner and everybody seems happy. They were given a two year abatement on rent increases and the town lowered their pad fees by \$8.00/month. Unfortunately, the home owners at North however have received eviction notices from the landowner and continue to live in fear that they will lose their homes. They still have not united.

- My Community

Recently, while I was sitting in my screen house reading and enjoying a glass of wine, I looked around at the community I live in and started to remember what brought me here. When I was a child and even into my late teens summer meant I would go to my grandparents' house in Jersey City and spend a week or two with them. Being raised in the country this was an exciting time, living in the city. Everyone knew everyone else and sitting on the porch you met your neighbors and had a front row seat on what was happening in the neighborhood.

Later in life I, like most people, got married and moved to suburbia where I said hello to my neighbor and interacted very little with most of them. They went to work came home and led their overly busy lives without caring very much for community. I was just like them but as I aged I realized something was missing.

I have found that missing part in Maple Glen, the manufactured home neighborhood where I live. I, my friend Will and his girlfriend Laura, walk the park almost every day. Halfway around we pick up Pat who judges Bar BQ contests and used to run a restaurant. We spend 15 minutes or so with Charley who fishes in our lake and is rebuilding an old model T. We stop by to see Dot who isn't feeling well and tell her don't worry about her lawn, we'll take care of it. At our monthly dinners, plates are always sent to the elderly and all who are sick. Everyone knows everyone. We quickly welcome a new neighbor, and I feel like I did when I visited my grandparents in Jersey City.

## **Victory for home owners at California Hawaiian Mobile Estates**

### **Tim Sheahan, President, NMHOA**

A San Jose jury has awarded residents of California Hawaiian Mobile Estates \$111 million for a variety of reasons, largely maintenance deficiencies, at the manufactured home community owned by Sam Zell's **Equity Lifestyle Properties (ELS)**. The landmark judgment is the largest award of its kind in U.S. history. If the verdicts stand, 61 tenants out of 1,500 people who live in the community could receive an average of \$100,000 each in compensatory damages plus punitive damages of \$1.57 million each. In an April 16, 2014 press release, Marguerite Nader, Equity ELS's Chief Executive Officer, declared that: "*We could not disagree more strongly with the jury's verdicts. We will vigorously seek to overturn them in the trial court or on appeal, including but not limited to asking the trial judge to grant a new trial and to reduce the grossly excessive damages.*"

The affected homeowners complained of, among other things, once-scenic artificial lakes becoming slick with slime, sewers backing up into people's homes, brownouts and blackouts being common, and inadequate street lighting posing dangers to the residents. They also complained that the water for the entire park of 420 households would frequently be turned off without notice for up to 20 hours at a time. The residents were represented by the renowned specialist attorney firm of Endeman, Lincoln, Turek and Heater of San Diego, CA.



## **Calendar Listings**

### **Important events where you are:**

- **Illinois**  
*MHOAI* - 8th annual state-wide fundraiser on September 14th. "A Night at the Races", Balmoral Park Race, Crete, IL. For more information please contact Terry Nelson at [mhoai1@aol.com](mailto:mhoai1@aol.com)
- **Minnesota**  
*APAC* – APAC will be holding a series of community meetings this summer with manufactured home owners along the proposed Rush Line Corridor. APAC will work to ensure that home owners are informed about planning for this transit corridor, have a chance to share their views, and see an equal benefit from improved transit and the increased economic development that is expected to go along with it. The Rush Line Corridor runs along Highway 35 from Hinckley to St. Paul and passes through 10 cities with 27 manufactured home parks and 7,500 residents. Home owners that are interested in learning more or attending a community meeting can contact APAC by calling toll free [855-361-2722](tel:855-361-2722) or emailing [info@allparksallianceforchange.org](mailto:info@allparksallianceforchange.org)
- **New Jersey**  
*MHOA-NJ* – Annual meeting is October 18, 2014 at Brighton at Barnegat Clubhouse, Toms River. 10am – 3pm. Call (732) 534-0085 for more information.
- **Oregon**  
*MH/OSTA* – Annual meeting is Nov. 8th at the Village Green in Cottage Grove. There will be an election of officers; a kitchen band; and two panel presentations on Neighbors helping neighbors and the new Opportunity to Purchase statute.
- **National Manufactured Home Owner Association**  
*NMHOA* - Annual Convention – Nov 13-15, Seattle, Washington.

### **News Items?**

If you have news items from your state or HOA that may be of interest to other readers and could be included in *NMHOA Across America* please forward them to Ishbel Dickens at: [ishbel@nmhoa.org](mailto:ishbel@nmhoa.org) All items will be considered.

If you have found value and items of interest in this newsletter, please pass it on to your neighbors and friends. Spread the word about NMHOA. Thank you!

### **Why does NMHOA need my email address?**

We often have important information on issues that affect manufactured home owners. Getting out a NMHOA Alert is the fastest way for us to notify you of items that may need your immediate attention.



**P.O. Box 22346**

**Seattle, WA 98112**

**Phone: 206-851-6385 www.nmhoa.org**

United We Stand      Strength In Numbers  
**Board of Directors**

**Tim Sheahan, President**

Golden State Manufactured Home Owners  
League (CA)

**Ishbel Dickens, Executive Director**  
[ishbel@nmhoa.org](mailto:ishbel@nmhoa.org)

**Carla Burr, First Vice Pres.**

Meadows of Chantilly Home Owners  
Association (VA)

**Kylin Parks, Secretary**

Assoc. of Manufactured Home Owners (WA)

**Myra Close, Treasurer**

Utah Coalition of Manufactured  
Homeowners

**Kylin Parks, West Region Vice Pres.**

Assoc. of Manufactured Home Owners (WA)

**Lori Dibble, East Region Vice Pres.**

Manufactured Home Owners Assoc. of NJ

**Jacki DeVore, Mid-West Region Vice Pres.**

All Parks Alliance for Change (MN)

**Andy Bergman, At-Large Member**

Manufactured Home Owners of America

**Rita Loberger, At-Large Member**  
MH/OSTA (OR)

**Gary Miller, At-Large**

Manufactured Home Owners Assoc. of NJ

**Lauren Williams, Honorary Director**  
CFED

**Ann Norton, Honorary Director**  
AARP

**NATIONAL MANUFACTURED HOME OWNERS ASSOCIATION, Inc**

*Membership Form*

\_\_\_\_\_ **New Membership**    \_\_\_\_\_ **Renewal**    \_\_\_\_\_ **Other**

NAME: STATE ORGANIZATION - LOCAL COMMUNITY - INDIVIDUAL

Address: \_\_\_\_\_

City: \_\_\_\_\_

State: \_\_\_\_\_ Zip: \_\_\_\_\_

Phone Number: \_\_\_\_\_

Cell Phone: \_\_\_\_\_

E-mail Address: \_\_\_\_\_

Web site: <http://> \_\_\_\_\_

**1. State Organization: (check one):**

\_\_\_\_ \$150 for State Membership

\_\_\_\_ \$75 for first-time State Membership

Check Number: \_\_\_\_\_

**2. Individual; Local Home Owner Associations; Associate: (check one):**

\_\_\_\_ \$15 per Individual (Manufactured Home Owner)

\_\_\_\_ \$35 Community Home Owner Association

\_\_\_\_ \$100 Associate Membership (Non-Manufactured Homeowners.)

Check Number: \_\_\_\_\_

**3. Other:**

Contributions: Personal: \$ \_\_\_\_\_ Matching Fund Programs: \$ \_\_\_\_\_

Total Amount Remitted: \_\_\_\_\_

Please make checks payable to: NMHOA Mail to the above address:

**PLEASE NOTE: NMHOA is a 501(c)(3) non-profit organization.**  
**Memberships; Donations; Contributions are tax deductible.**

**Involvement:**

I/We want to become involved with NMHOA by:

\_\_\_\_ Putting a link to NMHOA on our web site.

\_\_\_\_ Becoming involved in a NMHOA Committee.

\_\_\_\_ Promoting NMHOA in my state.

\_\_\_\_ Receiving alerts on issues that affect home owners.

**Office Use Only:**

Application Approved /Accepted Date: \_\_\_\_\_ Initials: \_\_\_\_\_

Revised 03/03/2014