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**MANUFACTURED HOUSING OREGON STATE TENANTS ASSOCIATION**

# THE OSTA REVIEW

Volume 30 No. 1

Salem, Oregon

Fall 2008

## NEW OSTA FLIES INTO THE FUTURE!

**MHOSTA  
 Manufactured Housing/Oregon  
 State Tenants Association**

Virginia Franklin of Twin Cedars Manufactured Home Park in Lebanon provided the symbol when she placed on the raffle table a huge wicker basket crammed full of enough bird houses and seeds to sustain a large flock

Pegge McGuire from the Research Center of Oregon Housing and Community Services provided the words when she said, “OSTA is like the baby bird ready to fledge the nest.”

And when there are fledglings, there must be parents to push them out and watch them flutter their wings uncertainly as they learn to fly on their own. Fred Schwoch, the retired president, and his wife, Pat, executive director for the past 11 years, said goodbye to their “offspring” at the 2008 OSTA gathering in Keizer.

**Oregon Housing and Community Services Providing Initial Funds.**

As we fly into the new non-profit organization, we are being guided and advised by people, not birds. McGuire, Theresa Wingard and Ken Pryor from Oregon Housing and Community Services are available to help us, answer questions, and visit chapters, and Theresa made certain all who wanted the office phone number would have it

when she passed out yellow telephone refrigerator magnets. The number to call is 1-800-453-5511.

Wingard’s job is to explain responsibilities and rights to both residents and park owners. She

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also works with mediation services and directly with parks facing closure. She and Pryor educate residents and owners in the 1,300 parks throughout the state by visiting parks and answering phone calls. Of great importance is the fact that McGuire and this state organization are like surrogate parents to us fledglings, providing substantial funding to get us through the transition to a 501c3 non-profit organization, to the "new OSTA." As we begin to soar, OHCS is "wind beneath our wings."

### **CASA and CDLC Offering Advice and Guidance.**

Additional support is coming from the Community and Shelter Assistance Corporation (CASA of Oregon), and its director, Peter Hainley. CASA is managing the initial grant from OHCS. We have legal help from the Community Development Law Center where our new Articles of Incorporation and By-Laws were formulated to conform to requirements set by the Secretary of State and the IRS. Leon Laptook, the director of CDLC and Martha Taylor, staff attorney continue to advise and explain legalities to the Board and the membership. And we have the advice and encouragement of John VanLandingham of the Law Advocacy Center in Eugene, who is now an OSTA board member, lead duck, as it were, on our flight to change.

### **We Need New Directors and Always New Members.**

Terry Smith, new OSTA president, opened the meeting and welcomed members to the meeting, introducing the board, some of whom had been appointed under Fred Schwoch's leadership to fill vacancies until the September, 2009 election of officers. Smith pointed out that we all need to work diligently to gain new members and also that we need more people on the board, especially as district directors. Anyone interested in knowing what a director does, should contact any board member for a little chit-chat. As promised in the fall OSTA Review, "awards" were presented to people who

got two new members during the preceding month. Those getting fancy happy faces to add to their name tags were Orville Tubbs from Woodland Park in Eugene (four new members), the gang at Greenway in Dallas (11 new members), and of course the state membership chairman and vice-president from SongBrook in Eugene (two new members).

### **The Schwochs Fly Away with Our Fond Wishes.**

Jane Capron, vice-president, presented the Schwochs with a goodbye gift, a large gift-wrapped box filled with cards of fond wishes from chapters and members throughout the state. She read the messages and acknowledged those sending them. John VanLandingham then reminisced about his years working with the Schwochs. He characterized Fred as an outspoken, ornery cowboy, and an honest, dedicated leader of OSTA. John worked with Pat on the coalition for many years, and there one of his major jobs, he said, was to keep her from throwing pencils at those who refused to listen to the concerns of park residents. He looks forward to working with her again during the 2009 legislative session where she will continue to serve as OSTA's lobbyist.

### **John VanLandingham Presents Some 2009 Legislative Issues.**

After lunch, the 125 members assembled for the Seminar heard VanLandingham go over the legislative issues for the Manufactured Home Landlord/Tenant coalition to discuss as they begin their fall meetings.

Review the park closure bill HB 2735 passed in 2007 for improvements and corrections. There are several issues that need attention including whether or not "grandfathered" cities like Bend and Eugene can amend their ordinances;

Fix and or improve existing provisions regarding pending park sale or closure notices and tenants' right to negotiate to

*Continued on page 6*

**SOMETHING OF INTEREST**  
**Title 10 Chapter 90, 2007 edition, 90.730**

**Section 2. Landlord Registration.**

Every landlord of a facility shall register in writing with the Housing and Community Services Department.

The landlord of a new facility shall register with the department no later than 60 days after opening of the facility.

A landlord shall notify the department in writing of any change in the required registration information no later than 60 days after the change.

The department shall confirm receipt of a registration or a change in registration information.

The department may provide for registration, registration changes and confirmation of registration to be accomplished by electronic means instead of in writing.

The registration shall consist of the following information:

- The name and business address of the landlord and any person authorized to manage the premises.
- The name of the facility.
- The physical address of the facility or, if different from the physical address, the mailing address.
- The telephone number of the facility.
- The total number of spaces in the facility.

**Section 3. Manager or owner continuing education requirements.**

At least one person for each facility who has authority to manage the premises shall every two years, complete six hours of continuing education relating to the management facilities.

- The following apply for a person whose continuing education is required.
- A manager or owner that lives in the facility.
- A manager or owner that lives outside of the facility.
- A manager may satisfy the continuing education requirements for more than one facility if those facilities do not have a manager or owner who lives in the facility.

The Housing and Community Service Department shall ensure that continuing education classes are offered at least once every six months.

**Section 4. Civil Penalties.**

The Housing and Community Service Department may assess a civil penalty against a landlord if the department finds the landlord has not made a good faith effort to comply with section 2 or 3 of this 2005 act. The civil penalty may not exceed \$500.

The civil penalty assessed under this section shall be deposited to the Mobile Home Parks Account and continuously appropriated to the department for use in carrying out policies described in ORS 446.515. (2005c.619 4)

To find out if the facility you are living in has complied with the above requirements you may call the Oregon Housing and Community Service Department, Manufactured Communities Resource Center at (503) 986-2145 Toll-Free in Oregon 1-800-453-5511. Web site address: [www.ohcs.oregon.gov/](http://www.ohcs.oregon.gov/) Click on Manufactured Home Parks, click on Landlord Training Reports, click on County or City.

## State Laws that Govern Our Lives In Manufactured Home Parks-#12

### Submetering water

Most of us are billed for our water usage as part of our monthly rent. Our landlord divides his water bill among the residents in the park and we all pay the same amount. Sounds fair?

Well, maybe not. We hear gripes about neighbors who let the hose run for hours, wash all their relatives cars, have five kids who all take two long showers a day—that sort of thing—while the single lady next door is frugal and uses only a smidgen of water. Is it fair that a poor old lady who takes an occasional sponge bath has to pay just as much for water as her wasteful neighbors?

And so, sub-metering is beginning to happen. That means several things. First, the landlord can decide, without your consent, to amend your rental agreement to include sub-meters. He has to give you 180 days written notice of this change and the wording of the law. A landlord who has his own water supply, such as a well, cannot bill you on a sub-meter. A public utility must provide the water to the landlord who reads a sub-meter to measure your actual water usage each month. Then the landlord gives you a written notice stating how much you owe, based on his master meter usage, and the date the money is due, which is not less than 14 days after the date on the notice.

The landlord is responsible for the sub-meter, for installing it, maintaining it, servicing it, and reading it. He also has to replace any shrubs or siding he mangles during installation.

The cost of any sewer service for storm water or wastewater would be included as a percentage of your metered water charge, and your landlord will list charges for water for the common areas in an addendum to your rental agreement.

If the cost of water was included in your rent before you got a sub-meter, the landlord has to reduce your rent (or raise it if you're washing all those cars and keeping your kids squeaky clean) with the first sub-meter billing. He'll average the amount over the last six months, giving you the utility's figures for six months and adjust the amount of your rent accordingly.

Then for the next six months, the landlord can't raise your rent to cover the costs of meters and lines. Look out for those 90-day notices of a rent increase after that, however.

Once a month the landlord or his agent can enter your space to read the meter without notifying you first, as long as he comes at reasonable hours. In all other cases he still has to give you 24 hours notice before setting foot on your space. All this is covered in Title 10, Chapter 90. 532-539. —Jane Capron

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### **DIRECTORS NEEDED!**

### **MHOO/OSTA WANTS YOU!**

MHOO/OSTA is in need of Directors:

- Rewarding job
- Many benefits
- Meet nice people
- Set your own hours
- Paid expenses
- Work from your home

Contact Pat Schwoch: 503-554-0483

Contact Terry Smith: 541-664-7531

Want to help others living in mobile/manufactured home parks? Directors are needed in Southern, Central and Northern Oregon. Directors' responsibilities are to help find new membership, help form new chapters and to remain in contact with their chapters once formed. It is a very rewarding thing to do.

Please call Pat Schwoch or Terry Smith!

buy their park (90.760, 90.800-90.830). Under CASA's guidance, we'll follow the New Hampshire model to help residents buy their parks;

Consider enforcement and penalties of 2005 mandatory registration and education requirements for park managers;

Review the 2005 law regarding submetering of water;

Consider general park issues including soliciting by political candidates and co-op organizers, length of time for landlord to accept a buyer of a home, maintenance of trees and carports, placement of political signs, need for tenants to have liability insurance naming the landlord as co-insured;

Review subdivision conversions;

Review SB 1036 regarding subleasing in parks listed in the statutes under 90.555.

**Successes Come through Cooperation within the Landlord/Tenant Coalition.**

VanLandingham pointed out that landlord/tenant law issues don't excite legislators. Title 10 Chapter 90 was first formulated in 1973, and since then, nothing has been accomplished or changed without the cooperation of the landlord/tenant coalition. He doesn't think we get more laws passed by Democratic Legislatures than by Republican ones; rather the coalition must work with Legislators of all political stripes. He and Pat Schwoch, have worked for years to prepare bills acceptable to all members of the coalition to present to the Legislature. While there are some lobbyists who work alone, he and Schwoch work within the coalition, attempting to get landlords to agree with them. They don't believe they can break their word to the coalition by switching their allegiance to a bill formulated by some other person or group, for instance, a lobbyist outside the coalition who wants to revise the preemption law, HB 2735. It is worth repeating VanLandingham's words: **Since 1973, nothing has been accomplished in the Legislature to help us**

**without the cooperation of the landlord/tenant coalition.**

**The New OSTA Spreads Its Wings.**

Leon Laptook from the Community Development Law Center (CDLC) took the podium and announced that the OSTA Board had approved making the change to a 501C3 corporation, a non-profit organization, and encourages all members of the current organization to transfer their memberships to the new OSTA. Dues and contributions will be tax-deductible and we'll now be eligible for grants. He reiterated that Oregon Housing and Community Services (OHCS) has already granted funds to the new OSTA. Because of the non-profit status, lobbying is limited to approximately 20% of our efforts. For the next session Pat Schwoch and John VanLandingham will continue to do the lobbying. This means OSTA chapters cannot endorse candidates but can invite them into parks to discuss issues as guests or as a member of a panel. Individuals can, of course, support candidates of their choice, but not OSTA chapters as a whole. Laptook stressed that political candidates want our votes, remember us, and know we vote. As individuals, we wield great influence.

—Respectfully submitted,  
Jane Capron, Secretary

**RAFFLE NETS OSTA \$170**

Thanks to all who brought items to the state OSTA meeting to raffle off and thanks to all who bought raffle tickets. Literally, the biggest item was the basket for the birds donated by Twin Cedars of Lebanon. Remember the old-fashioned wicker laundry baskets? This one was stuffed to overflowing and coveted by many. It was won by Orville Tubbs from Woodland Park in Eugene. Other items were donated by Mryna Martinez and Hollywood Estates, Susan DeLateur and Sunset Village, Pat Schwoch and Nut Tree Ranch, and Pat Negus, Nancy Nickell, Richard Romanek, and SongBrook.

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## FOR THE 'PUN' OF IT

- A good pun is its own reword.
- I have friends who swear they dream in color...It's just a pigment of their imagination.
- Clones are people two.
- Police Station toilet stolen....Cops have nothing to go on.
- Schizophrenia beats being alone.
- If at first you don't succeed, redefine success.
- You have the capacity to learn from your mistakes. You will learn a lot today.
- A thing not worth doing isn't worth doing well.
- All true wisdom is found on T-shirts.
- I don't have a solution, but I do admire the problem.
- If a thing is worth doing, it would have been done already.
- Lord, if I can't be skinny, please let all my friends be fat.
- Confession is good for the soul, but bad for your career.
- It's hard to make a comeback when you haven't been anywhere.
- When blondes have more fun do they know it?
- Money isn't everything, but it sure keeps the kids in touch.
- Is reading in the bathroom considered multi-tasking?
- Why do bankruptcy lawyers expect to be paid?
- Always try to be modest. And be damn proud of it!
- If you think nobody cares about you, try missing a couple of mortgage payments.
- Love may be blind, but marriage is a real eye-opener.
- Hell hath no fury like the lawyer of a woman scorned.
- Bills travel through the post at twice the speed of checks.
- Hard work pays off in the future. Laziness

## *For the PUN of it cont'd...*

- pays off now.
- Borrow money from pessimists- they don't expect it back.
- A conscience is what hurts when all your other parts feel so good.
- If at first you don't succeed, then skydiving definitely isn't for you.
- Artificial intelligence is no match for natural stupidity
- If at first you don't succeed, destroy all evidence that you tried.
- A clean desk is a sign of a cluttered desk drawer.
- Polynesia -- memory loss in parrots.
- Laughing stock -- cattle with a sense of humor?
- Wear short sleeves! Support your right to bare arms!
- A bartender is just a pharmacist with a limited inventory.
- Consciousness: That annoying time between naps.
- Give me ambiguity or give me something else.
- Always remember you're unique, just like everyone else.
- I'd give my right arm to be ambidextrous.
- The sooner you fall behind, the more time you have to catch up.
- If one synchronized swimmer drowns, do the rest have to drown too?
- Help Wanted: Telepath. You know where to apply.
- Karaoke is Japanese for "Tone Deaf"
- On the other hand, you have different fingers.
- A day without radiation is a day without sunshine.
- Clairvoyants meeting canceled due to unforeseen events.
- Cole's Law: Thinly sliced cabbage.
- Did ya hear? They took the word gullible out of the dictionary!
- If you try to fail, and succeed, which have you done?

## A NOTE FROM THE PRESIDENT

As your President, I want to thank each of you for your attendance and participation in the September 6<sup>th</sup>, Annual Meeting of the Manufactured Home Owners of Oregon held at the Elks Lodge in Keizer, Oregon. I feel honored to represent you and will do my best for you at all times.

As you learned at the September meeting, OSTA/MHOO is making changes to better equip itself for the future. I am excited about the changes, and I feel we are going in the right direction. We (the OSTA board) have put considerable time and effort into making what we believe to be the right decisions for the membership. Our thoughts are always for the membership.

As I mentioned at the September 6<sup>th</sup> meeting, that there are approximately 58,000 mobile/manufactured home owners living in parks in Oregon that do not know that there is an OSTA and are not aware that we have services to offer. We need to find a way to reach these people.

We are still in need of Regional Directors and are looking to the membership for help. If you are interested or know someone that might be interested please contact Terry Smith, Jane Capron or Susan De Lateur. A Regional Director is a rewarding position requiring very little time or effort with great satisfaction from helping people in need of help. There are many people that could benefit from our programs, and we can't make this work without your help.

Any time your Chapter has news to report and would like it to be in the OSTA Review please contact Richard Johnson at 503-625-0260. Richard is the editor of the OSTA Review. We are all interested in what you have to say. We can all learn from each other's experiences.

Ginny Killian is the membership director at Parkview Mobile Estates in Rogue River. Ginny has gained 17 new MHOO/OSTA members for Parkview in the past few months with a total of 30 new members for the year. I called Ginny to thank her for the good she has done for MHOO/OSTA and her chapter. We had a good

long conversation and after talking with Ginny for awhile I could tell she was the person for the job. She is very friendly, a "people person", she knows what needs to be done in gaining new membership and how to go about. She feels very strongly about the good MHOO/OSTA does.

Each chapter needs a Ginny Killian. Thank you very much Ginny, keep up the good work

I was talking with two OSTA members at the September membership meeting; they asked me for suggestions in keeping their chapter membership interested in attending membership meetings. I told them that our OSTA chapter always tries to have a guest speaker at our membership meetings. We have had speakers from Mercy Flight's Ambulance Service, speakers from Health Insurance, from Social Security, from the Fire Department and at our next membership meeting we are having someone from the City Water Department talk to us about flood plain issues, as we are in a flood plain area. This seems to work for us. If anyone else has suggestions for keeping the membership involved let us know, send your suggestions to the OSTA Review.

I have a suggestion for all mobile/manufactured homeowners. If you leave your home for any length of time, turn the water off to your home. My neighbor who went to Alaska for two months did not turn his water off and when he came home he received a water bill of \$347.00. The flapper in one of his two toilets did not fully close leaving the water running all the time he was gone. He was lucky as no damage was done.

My other neighbor was not as lucky. The water line going to his ice maker in the refrigerator broke and water flowed in the house for two weeks. The furniture was water damaged, the carpet throughout the home was ruined, the floor was ruined, the kitchen cabinets on the floor were ruined, and all of the walls were full



*Cont'd on page 14*



## WANDERINGS

### Legislative Information and Comments

As I sit here getting ready for a new legislative session I have been treated to an email from one Peter Ferris, which he has circulated to almost anyone he can think of including one of the Representatives who has witnessed the fruits of the labors of the coalition. He is trying to convince this legislator that OSTA and I have a cozy relationship with the Park Owners and he is urging you, the members, to jump ship and join his group. Had Peter been in the trenches as long as most of the coalition members and many of our OSTA members, he would understand what has happened in the last 5 or 6 sessions. He would know we have worked to learn to trust each other and that we keep our word when we say we will do something. He was invited to work with the coalition in the last session and he chose not to continue that effort. He is also convinced that the park owners have more people at the negotiation table than the residents and he is right, but each group only gets one vote, no matter if they bring the whole organization. So the number of people on a side does not matter. He has been told this repeatedly, as have many of his friends, but there seems to be a problem with them understanding. Maybe it is just that they don't want to understand?

The thing that annoys me is that he makes the statement that we have accomplished nothing in these 5 or 6 sessions. Any one who wishes to look at the 1995 Title 10 Chapter 90 and then compare it to the 2007 statutes will find that we have ground out a lot of benefits for the residents.

- Ask those folks who were threatened with having to remove their home from the park because it was old, even though it was in good condition
- Ask the older single man or woman who had a pet that was the one thing that kept them going and getting up in the morning,

who were being charged pet rent@ sometimes as much as \$25.00 a month.

- Ask the folks who were being told they could not use the clubhouse without paying a hefty deposit and providing the owner with insurance.
- OR those who wanted to enjoy the clubhouse, swimming pool, or any other facilities in the park but could never find those amenities open because the manager opened them up when they felt like it since there was no stipulation on the hours they were to be open.
- We all enjoy the fact that the owner must notify us when he decides to change the rules and give us the option to reject them in 30 days.
- It is nice to know the owner must give us 24 hours written notice to enter our property unless it is an emergency.
- If we want to sell our home the landlord has seven days to accept or reject our buyer.
- Those of us who have month to month rental agreements cannot be forced to sign a new one.
- Talk with the committee of seven who meet with the owner or manager at least once but not more than twice a year to work out issues that arise in the park. We traded that for the rent raise@ meetings we used to be subjected to. Those were a real treasure. The landlord arrived with clenched teeth because he knew the residents were going to be mad. It usually ended up in a shouting match and lasted a very short period of time, certainly not very productive.
- These are just some of the good things that we negotiated with the park owners. These are just a few of the issues. If you are curious you can read more about these efforts in



*Cont'd on page 10*

the membership brochure

Peter should sit in on some of the hearings when the legislators have told us how great it is that we can agree and come before them with our legislative request all tied up and ready for passage. We have worked with several parks and residents regarding problems they were having and we managed to resolve them to everyone's satisfaction. Frankly, as someone who has lived in parks for some 30 years I must tell you that it is a lot better to have peace and harmony because none of us have any desire to live in an armed camp mentality. Also it is our experience that working with the park owners has gotten legislative support in years when we could not otherwise have succeeded. Many legislators do not care about mobile home park issues. And remember, too, that party politics in the legislature are cyclical, the party in power now is likely to not be in power several sessions from now. This divide and conquer that Peter is trying reminds me all too well of another group, headed by Bud Norte who spent years trying to get legislation passed and fought OSTA at every turn. His intentions, like Peter's, were well meant, but he didn't have a clue about working together to achieve benefits for the residents and nothing was ever changed.

The bottom line to all OSTA members is please think long and hard before you jump ship and abandon OSTA. I don't mean to be flip about it but there will be far more day to day issues that will affect many hundred more residents than whether they close a park.

*Pat*

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*For the PUN of it cont'd...*

- Friction can be a drag sometimes.
- He who places head in sand, will get kicked in the end!
- How many of you believe in telekinesis? Raise MY hand!

## THANK YOU

A Thank You to all those who contributed to our retirement with your presence, the wonderful cards, the money and gift certificates which you generously gave us. We are still deciding what we are going to do with the money. One day it is a trip to Hawaii and the next it is a car trip around the state and visit many places we haven't been to for some time. Right now it is a case of get our act together since we are not up to our eyebrows in OSTA's day to day operation.

We have met so many great people over the years in the OSTA family. As I looked out at the group at the convention I saw many members Fred and I had recruited and it was great to see these folks again.

I feel we are leaving the association in good hands with Terry Smith at the controls. Myrna will be running all phases of the office, Jane and Susan will be working their districts and Dick Johnson will handle the Web Site and the OSTA Review, John VanLandingham whom most of you know or have heard about, is also an OSTA board member and I will be around to answer questions that may arise until such time as a new Executive Director is appointed.

Again, our thanks to you, the members, for your support and determination to make life better for those of us who live in Mobile/Manufactured homes.

*Fred and Pat Schwoch*

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*For the PUN of it cont'd...*

- Hypochondria is the only disease I haven't got.
- I bet you I could stop gambling.
- I couldn't care less about apathy.
- I tried to daydream, but my mind kept wandering.
- I used to be indecisive, now I'm not so sure.

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# DEJAVU ALL OVER AGAIN

By Fred Schwoch  
Past President

The same faction that gave us such a bad time in the last legislative session regarding the pre-emption provisions in HB 2735 is at it again. This provision does not allow other government entities to pass other statutes or ordinances that have greater costs to park owners to compensate home owners if a park owner decides to close a park. The bargain that was struck between park owners and the home owners' representatives, mainly OSTA, was not perfect but was the best that could be negotiated at the time.

What this faction fails to understand is that issues such as these must be negotiated. Further they fail to understand that all a park owner needs to do is raise the rent an enormous amount and the residents will voluntarily vacate the park at no cost to the park owner. Now don't give me a hard time about giving park owners any ideas. They are not stupid. This is already happening.

The only way this can be prevented is with rent control. That is in their agenda as well. Lots of luck. That will not happen in Oregon very soon. These people need to understand some of the history and legacy of our roots. Oregon has always been a land-owner friendly state. When this state was settled in the 1800s all that mattered was land. Timber, cattle and agriculture was king. That attitude has changed very little over the years. Land owners rule and many legislators are land owners.

There is another side to this problem. If we were to get some sort of rent control legislation introduced we would not only be facing park owners but every one who rents residential property, stick-built homes and apartment owners.

Then there is that outfit out of Chicago. It owns three parks that we know of in the state. It is notorious in California where towns are allowed to pass their own rent control ordinances. One town at a time was sued over its ordinance. Each town resisted and finally have

to give up due to enormous legal costs it could not afford. I don't know how many towns have given in, but there are more than a hand full.

Based on the above we feel it is better to negotiate, compromise and trade to get a deal that both sides can live with. Anyone going in with the attitude it's my way or the highway will get nowhere.

There are really only three park owners who own many parks collectively in the state that are the real problem. All three are out of state operators and the kind of establishments that I cannot describe in my usual vernacular here. I disagree with many park owners on many issues. However, for the most part they are just honest business people looking out for their own best interests as they should. You can work with that kind to better the industry for all.

During the last session, this other faction all but accused OSTA of being in bed with the park owners. Nothing could be further from the truth. Its attitude seems to be if you don't agree with them your either stupid or corrupt. People like that are impossible to work with.

If you care to educate yourself regarding how much has been accomplished on behalf of manufactured home park residents, obtain a copy of the 1993 Title 10 Chapter 90, which is available from the Oregon State Law Library, and compare it to the 2007 edition. The 1993 edition which has only 11 pages covering manufactured home park issues is the edition just prior to the beginning of Pat's lobbying efforts and the establishment of the landlord / tenant coalition. The 2007 edition on the other hand has 30 pages devoted to our living situation. All in all, I'm damned proud of what OSTA has accomplished on behalf of park residents.

Good Luck

*Fred*

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## **A GIFT IDEA FOR YOUR FAMILY FROM SANTA**

The last membership challenge was for current members to recruit two new members between receiving the Fall OSTA Review and the general meeting on September 6. Sandra Sturdivant, Fred Morgan, and Ted and Dottie Seavy from Greenway in Dallas brought us 11 new members and Orval Tubbs from Woodland Park in Eugene got four new members, and we cheer their efforts.

We talked with Santa Claus, and he agrees that it would be a great present if your children and gift-giving friends would join MHOSTA as a gift to you. So the new challenge is to recruit members from outside your parks. Some years ago Lowell Moe at Woodland Park invited Mike Corno, the owner of Ye Olde Pancake House in Eugene, to become a member, and Mike, in support of Lowell and his wife, Leona, has been a loyal member ever since. Many of you have children who would probably be willing to join. Have them fill out the membership blank on the back of this OSTA Review and mail it in, and they'll become associate members, receive future Reviews, and get a tax deduction. Have them add a note that they're joining as a gift to you. Let's see how many new associate members we can recruit. We'll report next issue on the results of your efforts. Happy Holidays!

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## **SONGBROOK OF EUGENE FEATURED IN NATIONAL RETIREMENT MAGAZINE**

SongBrook got some national publicity in the August issue of *Where to Retire*, a bi-monthly magazine published in Houston, Texas. Besides referring to parks throughout the country, the article quotes owner Troy Brost and residents Dan and Mardell LaLeChour, who enjoy the friendliness and relaxed atmosphere of SongBrook. The magazine, in another article about retirement meccas, talks about the proximity to

## **“OLD NEWS”**

This is a genuine thank you to the lady (her name escapes me now) who informed us in the September convention that the website contained nothing but old news. Her statement motivated me to jump up and make an announcement, the gist of which you will see as you read further on. More importantly, I want to make it clear that I really do appreciate her statement. She was fairly accurate.

You see, the website ([www.mhoo-osta.org](http://www.mhoo-osta.org)) and the newsletter (The OSTA Review) are your website and your newsletter. What does this mean? It's really simple, actually. We get all of our information on chapters, parks, problems and good happenings from you. Anyone of you can, and we encourage you to, contribute articles, reviews, news and items you believe could be of interest to the readers of both the website and The OSTA Review.

Please understand that we must review all submissions prior to publication for accuracy, appropriateness and for good taste. Regardless, we do encourage articles that may differ with those written by other members of OSTA. Without making any promises, as long as your submission is offered for the good of people of Oregon living in manufactured homes on rented land, we will probably publish it.

I (the editor of The OSTA Review and webmaster of the website) am only the editor and usually not the writer. I receive submissions from many different sources. When you see old, stale stuff it is because that is all I have received from all of you. So I'm hoping that the lady's comment above...and mine...have motivated you to put together an item for either publication. If it's good enough, it will appear in both media.

We're in the position of groveling for content. This is not the best position to be in, but with our efforts to expand OSTA, we'll take almost anything that will give you something to read and think about. Our regional directors are

**OLD NEWS cont'd from page 12**

leaning on the chapter coordinators to provide us with news of their parks and problems...anything that is happening in the state of Oregon.

You might even see a little something from me...like this article begging for something from you. I'm sure you've gotten the point I'm making. With that said, "Keep them cards and letters a-comin' in there, folks." It doesn't matter if you're not a skilled writer, if you have something to say, write it down and send it to me. I'll make your document look pretty and give you all the credit. Nobody will know.

If you wish to submit something, please try to follow these helpful hints:

- Font: Times New Roman – please do not get creative here, I'll only have to change it back and that takes time
- Size: 13 – If have trouble with this make it 12 and I'll enlarge it for you
- Please do not indent paragraphs
- Please use a double space at the end of each sentence

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***SongBrook-National Retirement Mag...cont'd from page 12***

both beaches and mountains of Eugene, Medford, and Portland.

Through the efforts of the Manufactured Housing Institute and federal agencies, it is hoped that financing will become available for lower interest mortgage rates on manufactured houses in areas that include comparable site-built homes.

—*Author unnamed when submitted*

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**PEOPLE WHO MAKE A DIFFERENCE**

Helen Baker, a long-time MHOSTA member who lives at SongBrook in Eugene, is known to the neighbors as "The Litter Lady." On her daily walk she furthers her exercise by bending, reaching, and stooping to pick up trash, filling plastic grocery bags to make the area a cleaner place for everyone, something she's done for over 20 years everywhere she's lived. Many people stop to thank her as she does her mile or more on the bike path, on the streets and through the nearby park. Sometimes she finds clothes. These she leaves for a couple of days, hoping the owners will pick them up. If not, she takes the clothes home, washes them, and then gives them to the Eugene Mission to pass on to the needy.

For the past eight years Helen also has been volunteering at least three days a week at local elementary schools, helping teachers, mainly in the fields of reading, social studies, and math. Helen graduated from Bucknell University in sociology and psychology and substitute-taught children with learning disabilities before she began her volunteer work. For the past 40-45 years she has enjoyed working with young children and teenagers. "They keep me young," Helen says.

By the way, Helen is a tiny thing who doesn't weight 100 pounds. She also just had her 85<sup>th</sup> birthday. She should be an inspiration to us all to get out there and be useful.

—Jane Capron

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**SENSIBLE OBSERVATIONS**

1) When I die, I want to die like my grandfather who died peacefully in his sleep. Not screaming like all the passengers in his car.' --Author Unknown

2) Advice for the day: If you have a lot of tension and you get a headache, do what it says on the aspirin bottle: 'Take two aspirin' and 'Keep away from children.' --Author Unknown

## ***Rent Control...cont'd from page 9***

of mildew and had to have the bottom three feet cut off throughout the house. The entire house will have to be repainted inside. It will take about six weeks before the repairs are completed and they can move back in.

Another neighbor had a water leak by their dish washer but was discovered soon enough that very little damage was done.

I have a water shut off valve in my washer room that I turn off each time I leave, even if I only leave for a couple of days. When I leave for the winter, I have a neighbor who comes and turns my water back on about every three weeks and flushes my toilets to keep them clean, this also keeps water in my water heater as I leave it on. When he leaves, he shuts the water off.

Some of you may have to shut your water off out by the street. If you do this you might want to shut off your water heater and just leave the water off.

Terry Smith  
OSTA/MHOO President

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## ***Sensible Observations cont'd...***

3) 'Oh, you hate your job? Why didn't you say so? There's a support group for that. It's called EVERYBODY, and they meet at the bar.' -- Drew Carey

4) 'When you're the designated driver, at the end of the night have some fun with it ...drop them off at the wrong house.' --Jeff Foxworthy

5) 'If a woman has to choose between catching a fly ball and saving an infant's life, she will choose to save the infant's life without even considering if there is a man on base.' --Dave Barry

6) 'Relationships are hard. It's like a full time job, and we should treat it like one. If your boyfriend or girlfriend wants to leave you, they should give you two weeks' notice. There should be severance pay. The day before they leave you, they should have to find you a temp.' --Bob Ettinger

## ***Sensible Observations cont'd...***

7) 'My Mom said she learned how to swim when someone took her out in the lake and threw her off the boat. I said, 'Mom, they weren't trying to teach you how to swim.' --Paula Poundstone

8) 'A study in the Washington Post says that women have better verbal skills than men. I just want to say to the authors of that study, 'Duh.' --Conan O'Brien

9) 'Why does Sea World have a seafood restaurant? I'm halfway through my fish burger and I realize, Oh my God...I could be eating a slow learner.' --Lynda Montgomery

10) 'I think that's how Chicago got started. Bunch of people in New York said, 'Gee, I'm enjoying the crime and the poverty, but it just isn't cold enough. Let's go west.' --Richard Jeni

11) 'If life were fair, Elvis would be alive and all the impersonators would be dead.' --Johnny Carson

12) 'Sometimes I think war is God's way of teaching us geography.' --Paul Rodriguez

13) 'My parents didn't want to move to Florida, but they turned seventy and that's the law.' -- Jerry Seinfeld

14) 'Remember in elementary school, you were told that in case of fire you have to line up quietly in a single file line from smallest to tallest. What is the logic in that? What, do tall people burn slower?' --Warren Hutcherson

15) 'Bigamy is having one wife/husband too many. Monogamy is the same.' --Oscar Wilde

16) 'Suppose you were an idiot. And suppose you were a member of Congress...But I repeat myself.' --Mark Twain

17) 'Our bombs are smarter than the average high school student. At least they can find Afghanistan.' --A. Whitney Brown

18) 'You can say any foolish thing to a dog and the dog will give you a look that says, 'My God, you're right! I never would've thought of that!' --Dave Barry

## FALCON WOOD VILLAGE OSTA CHAPTER #901

Falcon Wood Village in Eugene is unusual in that there are three separate organizations currently operating in the park: OSTA, HOA (Home Owners' Association) and the Resident Relations Committee (sometimes known as the Committee of Seven). All three have separate functions.

OSTA has always been the advocacy group for all mobile park residents to see that nobody's rights are stepped on and tenants are aware of their rights.

Our owners, Equity Life Styles of Chicago, Illinois decided to install water meters at each individual home site ([www.equitylifestyle.com](http://www.equitylifestyle.com)).

Upon hearing this, our OSTA chapter immediately copied the pertinent portions of Title 10 relating to sub-metering and published them in our OSTA Doings newsletter over several months.

Management delegated the negotiation of the amount our rent was to be reduced to the HOA. OSTA was not involved; we just published relevant info. The meters should be in place by the time you read this. Not only will water usage be billed, but also a flat rate has been established for sewer and drainage.

Falcon Wood Village has always been a premium park in which to live. We have beautiful, full grown trees on our streets and on our lots. Several homes are on Ayres Lake, giving access to ducks and geese. We have lots of squirrels and raccoons and other creatures in our lovely woodland setting. We also have 22 vacant lots, but only homes with front porches are being accepted.

Ken Keith 541-913-5802

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## CHAPTER 2001, OCEANVIEW BROOKINGS, OREGON

Our September meeting was a pot luck luncheon to which 15 members attended and contributed. A short business meeting touched on the proposed Charter Government of Curry County that will appear on the November Ballet.

A speaker will be secured for the October 18 meeting to explain how this proposal will work. A newsletter will be given to all residents about this meeting on or about Oct. 10.

Our next event will be our traditional Thanksgiving Dinner to be held the Saturday before Thanksgiving on November 22. The organization provides a turkey, dressing and gravy and those attending bring their favorite holiday dishes to share. This has been very successful over the last five or six years.

We are also actively recruiting new members. The last two years has seen a turnover in homeownership within the park that had not happened in more than 15 years. New members are asked to join and asked to participate in all our activities. At present we have 27 members out of a possible 46 which includes three vacant houses, only one of which is actively for sale.

Bob Sova

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### *Sensible Observations cont'd...*

19) 'Do you know why they call it 'PMS'? Because 'Mad Cow Disease' was taken. -- Unknown, presumed deceased

20) 'Everybody's got to believe in something. I believe I'll have another drink.' - W. C. Fields

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## WHAT IS AN OSTA MEMBER?

An OSTA member is an individual who is aware of the rights afforded manufactured home park residents under Oregon Revised Statutes Title 10 Chapter 90 Landlord / Tenant law.

A member of an OSTA chapter converts individual power as a park resident into a group effort to manage concerns unique to their particular community.

An OSTA member belongs to the only statewide association of individuals and chapter groups that share the commonality manufactured home ownership and residency in a community.

The statewide OSTA community of members and chapters is focused to affect state legislation in ways individuals cannot do alone.

For over 30 years, OSTA has been the architect of the statutes and protections afforded the over one hundred thousand Oregon manufactured home park residents, members or not.

## SIGN UP A NEW MEMBER TODAY!

### MEMBERSHIP APPLICATION

**PERSONS INTERESTED IN ENHANCING  
MANUFACTURED HOME PARK LIVING  
\$30.00 PER HOUSEHOLD PER YEAR,**

Membership includes a subscription to *The OSTA Review*, our quarterly magazine.

Print Name ( Last, First ): \_\_\_\_\_

Second Resident: \_\_\_\_\_

Manufactures Home Park: \_\_\_\_\_

Address: \_\_\_\_\_ Space No: \_\_\_\_\_

City: \_\_\_\_\_ Zip Code: \_\_\_\_\_

Home Phone:(\_\_\_\_\_) \_\_\_\_\_ Cell:(\_\_\_\_\_) \_\_\_\_\_

E-Mail Address: \_\_\_\_\_

**MAIL TO:**

MANUFACTURED HOME OWNERS OF OREGON, INC.  
3000 Market St. NE. Suite 426  
Salem, OR. 97301