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MANUFACTURED HOME OWNERS OF OREGON, INC. / OSTA

THE OSTA REVIEW

Volume 29 No. 4

Salem, Oregon

Summer 2008

FALL SEMINAR SEPTEMBER 6th

The Annual Meeting of Manufactured Home Owners of Oregon is September 6th, 2008 at the Keizer Elks. Please save this date. For one thing, we will be coming into another legislative session and we need your input. If you have some ideas regarding legisla- *Continued on page 6*

The New Face of OSTA

As first reported in the spring 2008 issue of the OSTA Review, changes are afoot as Pat and Fred transition into their much-deserved retirement and the organization explores its future. Years of dedication and hard work from Pat and Fred have grown the organization into a powerful voice for Mobile/Manufactured Housing Park (MHP) residents. The Schwochs have been incredible in their success at making policy changes at the state level to ensure the protection of park residents.

And while Pat and Fred will hand over their duties as Executive Director and President, respectively, Pat will continue to work tirelessly for MHP resident rights during the 2009 Oregon legislative session. As noted in Pat's column, Terry Smith is taking over as President and the Board recently elected John VanLandingham as the newest Board Member.

In the meantime, OSTA's Board Members are diligently working on an effective transition strategy that ensures the organization continues to meet its mission - *to enhance the livability of manufactured/mobile home park living.*

The development of a new strategic plan, adoption of 501(c)(3) status and recruitment of an interim Executive Director will allow OSTA to keep pace with

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New Face Of OSTA from page 1

changing times by diversifying funding sources and expanding services to residents. The Community Development Law Center and Community and Shelter Assistance Corp. are providing consulting services to the Board during the process. Oregon Housing and Community Services has dedicated significant financial resources to make it happen, including a commitment to reinvest the \$6 special assessment fee levied annually on each manufactured dwelling back into OSTA’s restructuring once it has become a 501(c)(3) organization.

Key components of the transition will include:

- Succession planning and recruitment of a new Executive Director.
- Development of a strategic plan, including an updated operational plan that outlines enhanced services.

Conversion from 501(c)(4) to 501(c)(3) status, which will allow the organization to access new sources of revenue.

The conversion to a 501(c)(3) organization will be a key point of discussion at the September 6th Convention. The board will be recommending amended Articles of Incorporation and Bylaws to the membership for approval. As always, members are the backbone of OSTA and it is only through a unified effort that the organization achieves success. That’s why it’s important that any changes address your needs and concerns and result in improved resources and services that benefit park residents.

Further details of the transition, including the amended Articles of Incorporation and Bylaws, will be mailed to all members in the next couple weeks. The OSTA Board will look to the members for final approval of the amended Articles of Incorporation and Bylaws, so please review them and come prepared to vote at the OSTA Convention on September 6th. We look forward to seeing you there!

TIME FOR THE MEMBERSHIP BANDWAGON TO HIT THE ROAD!

At the state meeting, we’d like to acknowledge members who have recruited others to join our great organization. Between right now and September 6, head out on your bikes, in your golf carts, on your skate boards and scooters (we’d say “in your cars” if gas were cheaper), or by foot to get two people to join OSTA.

Sure you can! Just take along a copy of the last OSTA Review and make non-members listen to you read the Mission Statement on page 2. When their eyes glaze over or they cry “uncle” (whichever happens first), tear off the application blank at the back and wait right there for them to write a check, which you will mail for them, saving them the 42 cents in postage. What a deal! Better make a copy of that membership blank, so you have two of them, one for each new member.

If you don’t like approaching people, two of you can go door-to-door together or have a little ice tea party at your house or how about you offer to wash their car? Whether you’re standing on the front stoop, serving tea and cookies, or soaping a car in the driveway, you are also, of course, making a pitch to join OSTA. Two of you going together means you’ve got to find four new members to get credit in this contest. Three of you recruiting means six new members. And be sure to include your name when you mail the checks so that you’ll get new-member credit.

So what’s in it for you besides that good feeling of knowing you’ve done good, that feeling that you’re helping support an organization that works for you, that people like us will live more securely in banding together to fund legislative lobbying? What more do you really need?

Okay, we’ll think of something and let you know at the state meeting! See ya there!

——-Jane Capron

DEMOGRAPHICS OF MANUFACTURED HOME PARK RESIDENTS IN OREGON

References: Oregon Department of Housing and Community Services.
2000 United States Census

- Approximately 3% of the population in Oregon live in manufactured homes located on rented or leased land.
- 82.1% of manufactured homes on rented land are owner occupied.
- 13.7% have a household income of less than \$10,000 per year.
- 41.1% have a household income of less than \$20,000 per year.
- 66.1% have a household income of less than \$30,000 per year.
- 16.9% are 75 years of age or older.
- 29.6% are 65 years of age or older.
- 54.9% are 55 years of age or older.
- 32.1% are 2 person households.
- 35.4% are 1 person households.
- 75.4% of those living alone are women.

This means in Oregon that:

Two thirds get along on less than \$30,000 per year.

Over half are 55 years of age or older.

Over a quarter are women living alone.

National statistics for income levels and poverty levels for various age groups and familial status for the 48 contiguous states.

- Median household income by age groups:
 - 55-64 = \$46,535
 - 65-74 = \$31,518
 - 75+ = \$23,783
- Poverty levels:
 - 2-person household = \$12,120
 - 1-person household = \$8,980
 - Note: Those who are at these income levels are really in need of help.
- Percent of age groups at or below poverty level:
 - 65-74 = 6.6% = 1 in 15 #
 - 75+ = 8.8% = 1 in 11#
- Percent familial and age group status at or below poverty level:
 - Married couples 65-74 = 3.1% = 1 in 33 # 75+ = 3.6% = 1 in 28 #
 - Men living alone 65-74 = 9.8% = 1 in 10 # 75+ = 7.2% = 1 in 14 #
 - Women living alone 65-74 = 10.1% = 1 in 10.1 # 75+ = 6.3% = 1 in 16 #

approximately number of people living below the poverty level.

How Oregon compares to the national averages is unknown. However, when one looks at the demographics for Oregon manufactured home park residents it seems evident that they are far worse off financially than the national averages for all U.S. citizen groups listed above.

State Laws that Govern Our Lives In Manufactured Home Parks-#11

Subleasing Agreements

The 2007 edition of Title 10, Chapter 90 includes a new section, 90.555, entitled "Subleasing agreements." If you have a 2003 or 2005 edition, you won't find Chapter 90.55 and the following information may come as a surprise.

Suppose you've got your house up for sale and there are no buyers in sight. Unless your rental agreement specifically states that you can't rent your home to someone, you might be able to move out and sublease while still maintaining your obligations as the tenant of record. You, your landlord, and your potential renter would have to "enter into a written subleasing agreement specifying the rights and obligations of the landlord, tenant [you] and renter during the renter's occupancy of the dwelling or home." The agreement would include your renter's obligation to pay rent, utilities, and other charges on time and give him/her/them the "same rights as the facility tenant [you] to cure a violation of the rental agreement...and to be protected from retaliatory conduct..." The landlord would put your renter through the same kind of check-up you went through before being approved as a resident.

Maybe you're as snug as a clam in a shell during the summer but want to fly away south in the winter. Aunt Martha and Uncle Chub live in Bemidji and think a balmy winter in Oregon would be great. If your landlord and you and Martha and Chub can agree in writing, they can spend the winter in tropical Oregon and you can fill up your RV with liquid gold and head out for Quartzite, Arizona.

Is this a great idea or not? How come your landlord hasn't told you about subleasing? Hmm? But before you get too excited, read your rental agreement carefully to learn if subleasing is forbidden. Meanwhile, thank Senator Joanne Verger for this piece of legislation that

offers protection to you and anyone who subleases from you.

Enforcement

There is no enforcement agency, no housing police, that slap fines on the wrists of landlords who break the Chapter 90 laws. So what do you do? Let's take an example of a law we see broken often, 90.750, which says tenants can gather together "at reasonable times and in a reasonable manner in the common areas or recreational areas of the facility. Reasonable times shall include daily the hours between 8 a.m. and 10 p.m." We know of clubhouses that are closed and locked on holidays. We know of one that has a cute little sign that says the common room is open only between 10 a.m. and 8 p.m. Managers have been reported to invite tenants to come get a key from them, but they aren't anywhere around. On the other hand, in some parks residents have keys to open the community rooms when they wish.

So suppose you want to shoot pool at 9 p.m. to get away from the wife but the clubhouse is locked tight, night after night. You can't call the housing police since they don't exist. This is where you contact your Committee of Seven. They should follow the legal guidelines in 90.600(5)(a) to meet with the landlord or his representative to discuss concerns. If the landlord fails to meet with them or to respond in good faith to a written summary of the meeting, then the committee is entitled to informal dispute resolution, as stipulated in Chapter 446.547. At this point, the Committee of Seven chair should contact Oregon Housing and Community Services for guidance. If the resulting mediation doesn't solve the problem, then it's time to consider an attorney. Remember, it's normal for the losing side to pay attorney costs, and by now you'll know which side you're on. —Jane Capron

Fall Seminar cont'd from page 1

tion, send them to Pat Schwoch. So make plans to attend this seminar. Thanks, Pat.

See page 16 for complete details.

**DON'T BAFFLE ME,
JUST RAFFLE ME!**

Hey! You folks in OSTA land!
How about lending a generous hand
By bringing donations to Keizer
Where only a miser
Would complain or holler
At three raffle tickets for a dollar.
Themed baskets go over really great
And there's a rumor of some choc-o-late.
So collect and bring lots of "whatever-you –call-its"
To raffle off. And don't forget your wallets!

**URGENT!!!
RECALL**

Jane Capron is collecting OSTA memories for an exciting project and needs **your** immediate help. Write, call or email her no later than **August 31** to schmooze about your memories and get more details.

You'll be glad you did!

Her address: 4055 Royal Ave. #142
Eugene, OR 97402

Her phone: (541) 461-8919

Her e-mail: janeken2@clearwire.net

**CHALET VILLAGE REQUESTS DIS-
PUTE RESOLUTION**

The Committee of Seven at Chalet Village in Springfield met over three months ago with management, following the guidelines of state statute 90.600(5)(a). They have three issues: 1) the entrance sign to the park is in disarray and they asked for a new sign; 2) there is confusion

Chalet Village cont'd...

about who is responsible for the upkeep of the sheds and carports; and 3) the perimeter fence is in need of repair or replacement. The Committee sent a written summary of the meeting to the owner and managers and waited 60 days, in vain, for a response.

Committee member knew that after 60 days with no response they were entitled to dispute resolution, in accordance with Oregon Statute 446.47. The Committee contacted Oregon Housing and Community Services, and that organization promised to pay for Eugene Mediation Services to handle the case. At press time, the Eugene mediators were collecting information and committee members were waiting for a scheduled date.

OSTA commends Betty Smith, Cecil Waggoner, and the other members of the Chalet Village Committee of Seven for being dogged in their pursuit of justice.—Betty Smith

**VICTOR MANOR: CAPTURING
THE DREAM OF A RESIDENT-
OWNED COMMUNITY**

After more than a year of preparation and hard work, the Victor Manor Mobile Home Park in McMinnville is on the verge of becoming a resident-owned community. Efforts to facilitate a resident purchase of the park began shortly after a closure notice was received in May 2007. Faced with the daunting prospect of uprooting their lives and splintering their community, residents were given two options: purchase the park themselves or leave behind their community of friends. Excited by the opportunity to experience resident ownership, the residents enlisted the help of the Community and Shelter Assistance Corp. (CASA) and the Community Development Law Center (CDLC).

Victor

Victor Manor cont'd on page 7

Victor Manor cont'd...

CASA launched its manufactured housing park (MHP) program in 2006, after receiving a grant from the Corporation for Enterprise Development's I'M HOME initiative and matching funds from Oregon Housing and Community Services Department. In partnership with CDLC, CASA produced a report entitled "Manufactured Home Parks in Oregon". CASA has been working with residents and park owners to make resident-owned communities (ROCs) a reality.

In May 2008, CASA became one of nine Certified Technical Assistance Providers (CTAPs) to join a new national affordable housing consortium, the ROC USA™ Network. As a member of the ROC USA™ Network, CASA delivers pre- and post-purchase technical assistance and training to park residents, as well as provides assistance obtaining financing to help manufactured homeowners in Oregon buy their communities and secure their economic futures.

CASA's work with manufactured housing parks models the successful approach of the New Hampshire Community Loan Fund (the Loan Fund). The Loan Fund has converted more than 22% of the state's parks into resident-owned cooperatives. Using a non-profit, limited equity cooperative ownership structure, low- and fixed-income MHP residents can afford to purchase their parks, thereby protecting themselves from park closures.

While the Victor Manor project has seen its fair share of challenges, there have also been significant achievements, including the official formation of the "Horizon Homeowners Cooperative" on September 25, 2007. Horizon Homeowners Cooperative, with assistance from CASA, was able to secure financing from First Federal, a local community bank. Additional assistance from Oregon Housing and Community Services Department, as well as a loan from CASA, make up the secondary financing. Members of the McMinnville commu-

Victor Manor cont'd...

nity have also stepped up to offer support to the Cooperative, including a \$7,000 donation from Columbia River Bank, landscaping design from C&D Landscaping, space for the relocation of homes during infrastructure improvements from Bennet Trucking, and landscaping and installation services from Bailey's Nursery.

Victor Manor residents can take pride in their many accomplishments. Upon completion, the newly-formed resident-owned community will have the distinction of being one of the first park conversions in Oregon to use the 2007 law for non-profit, limited equity manufactured dwelling park cooperatives. The perseverance of residents, as well as the dedicated efforts of key partners, has kept this project moving forward. Above all, it is through the invaluable assistance of the park's owner, who extended deadlines, facilitated crucial partnerships and agreed to purchase price concessions, that the members of the Horizon Homeowners Cooperative are finally poised to take control of their own destinies. With luck, the only major challenge that remains is planning the celebration of their hard-earned status of resident ownership.

If you would like an electronic copy of the report prepared by CASA and CDLC entitled "Manufactured Home Parks in Oregon", you can find it online at www.casaoforegon.org. For questions regarding the park preservation program, or for a hard copy of the report, please contact Keyla Almazan at 503-537-0319 x301.

A CORRECTION

In our last issue of the OSTA Review (Spring 2008) an article about Woodland Park was left out, leaving the author,s name off. I have been advised that the author for that article is Jill Davis. As editor of the OSTA Review it would appear that I am at fault. Thus, I offer my humble apology, Jill. Thank you for the Woodland Park article. I'll do my best to see it doesn't happen.—Dick Johnson

A NOTE FROM THE PRESIDENT

I want you the membership to know that I am honored to be your new president. I will do my very best in serving you. When Fred Schwoch President asked me if I would be interested in becoming the next OSTA/MHOO President I was totally surprised. Even a little shocked.

Fred has done so very much for us in his years as president and I know that he will continue to help us as a past president. Both Fred and his wife Pat have devoted so much of their retirement years in helping you and me. It takes a special kind of person to do that and Fred and Pat are both that special kind of person.

As your new OSTA/MHOO President I have ideas that I would like to put in place that will improve our service to the membership.

As a chapter president and the Southern Oregon Director for the past two years, I have learned so much from the membership. I have also gained a lot of experience from working within the membership. I have met many nice people in all of the mobile/manufactured parks I have visited, and I must admit that I enjoy helping those people who need our help.

I am asking all OSTA/MHOO Directors, if you are not already doing so please become more involved with the membership. Call your chapter presidents; ask how things are going with their chapters. Ask how I can be of service. Is their anything I can do to help you gain more membership? Do whatever you think is right to help.

There are still many, many mobile/manufactured home parks that do not know about the good that OSTA/MHOO does. There are many, many mobile/manufactured home parks that haven't even heard of OSTA/MHOO.

We need that to change, I am asking the membership for its help, please help us get the word out about the good OSTA/MHOO does. I want everyone to become involved. Chapter Presidents, let your membership know about our new website, it has so much good information:

www.mhoo-osta.org. I know we could gain new membership if other parks were aware of our website. You can even get applications from the website. Dick Johnson is our new webmaster, and also editor of the OSTA Review. Dick is doing an excellent job.



I would also like to ask each chapter president, if you have any information that you think might be of interest to the membership please contact your director for possible publication in the OSTA Review. We want to hear from you.

Well I think I have said enough for this time. Thank you for your support. See you at the Fall Seminar September 6th.

Terry Smith
OSTA/MHOO President

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!

WANDERINGS

Meet your new MHOO/OSTA President Terry Smith. As you are probably all aware Terry has been the shining star from Southern Oregon for a couple or three years. He is a one man recruiter and salesman for OSTA. Fred had appointed him Executive Vice President at the time he was resigning and when he stepped down Terry moved into the new slot as your President.

Terry and his wife Carole, of 48 years, live at Miller Estates in Central Point. They have a daughter in Springfield, Oregon and a son in Tucson, Arizona. Terry is 69 and retired from his job as a quality auditor in the wood products industry. He worked in Jacksonville, North Carolina, Corvallis, Oregon, and Valdosta, Georgia where he retired six years ago.

Terry is President of his homeowners association at Millers Estates. He has served as Southern Oregon Director for two years and those of you who attend the seminars know he is a champion recruiter for OSTA. He is a real people oriented person and enjoys working with people. He works at helping folks resolve problems in their parks. As the Director for Southern Oregon he is in and out of all the parks in his district on a pretty regular basis. In his two years he started four new chapters. He holds two district meetings a year with the chapters in his district. He enjoys getting the groups together to listen to each others problems and good things that occur. That area has gone from nothing happening to lots going on and a group of folks that want to work to better their living choices.

When Fred decided to retire there was one choice that seemed viable and that was Terry. When Fred called him he accepted and has taken up the challenge. Terry's comment is that he cares very much for Fred as a friend and for the many years of service Fred has given to the OSTA family and that he hopes he can add a little, to all the good work that Fred has done over the years.

Terry's district has been Southern Oregon and then we added Brookings to his job. He recently did a stand-in for Fred and Pat and went to Roseburg and visited the folks at Little-Brook.



As someone who has worked with Terry for the few years you can depend on him to carry out whatever he starts and do it very well. Please support his efforts and give him whatever help you can.

If you want to reach him by phone his number is 541-664-7531. His e-mail address is tncsmith@charter.net. He is looking forward to seeing many of you at the Seminar September 6th.

Good luck, Terry.

Schwoch's Future Plans

As I write this it is late June and it looks like summer has finally arrived. It's about time! We are going through some changes with OSTA which the members will hear about and will be discussed and voted on at the September 6th Seminar.

The Schwoch's are making plans for the next phase of their lives. As many of you know we have talked for years about moving on if we could find someone else to do our jobs but that seemed an impossible task. The talk at Board meetings has been about what will happen when the Schwoch's leave? Well the time has come. Fred has resigned and I will resign at the seminar in September. We do have reservations, of course, but this organization has survived many changes of leadership over the 30 years it has been in existence. We have been members since 1989, served as officers and executive director and any do other job that needed filling at the chapter and the state level

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More from Pat from page 9

since 1990. We made a lot of changes, always trying to make OSTA stronger and better known. We have always worked with a very small budget done a pretty good job. We've met so many truly wonderful people over the years and have such good memories.

I plan to work with John VanLandingham in next year,s legislative session. Fred wants to do some writing and has some ideas for legislation that he intends to pursue.

Terry Smith, our shining star director from Southern Oregon, has taken over the reins as President. The rest of the board remains the same at this time.

Thank you for the many pleasant memories we take with us. It has been a great experience and we have so many good thoughts regarding the great people we have met. Hope to see you at the Seminar on the 6th of September.

Pat

RENT CONTROL PROTECTED

Recently in California, a proposition was put before the voters that would have phased out rent control for mobile home park residents. We were happy to learn that voters defeated that proposition and passed an alternate one (Prop. 99) that limits government's right to condemn property (eminent domain to public projects like bridges and highways. That means government cannot condemn MH parks for private development.

In past cases, when rent control has been removed in California, park tenants found their rents increasing to a level where many were forced to abandon their homes.

Congratulations to the park residents and other concerned citizens who worked so hard to maintain rent control in manufactured/mobile home parks. The results of this vote show that

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**SOUTHERN OREGON REGION
NEWS**

**By Terry Smith,
Southern Oregon Director**

I was invited as the guest speaker for the homeowner's association meeting held on May 16th at Little Brook Manufactured Home Park in Roseburg Oregon. I was asked to speak to the membership about my experiences as a manufactured home owner, my experience as a chapter president, and as the Southern Oregon Director for OSTA/MHOO. I feel the meeting went well and the homeowner association members found my talk useful. I believe we gained some new members.

I would like to mention that I was very impressed with the homeowners association of Little Brook. They are a very well organized group and something the Little Brook homeowners can be proud of. I enjoyed my visit with them. They have the most beautiful club house I have seen.

The Southern Oregon Directors Meeting was held at the Western Carriage Mobile Home Park in Jacksonville Oregon the 17th of May. There were 20 people in attendance from eight chapters. Bruce McLaren, president of the Western Carriage Home Owners Association opened the meeting by asking the membership to stand and pay tribute to the American Flag, then was followed by a prayer. This was a very nice way to start our meeting. Terry Smith then called the meeting to order at 10:35am. The meeting continued until 11:40am when lunch was served. Following lunch, the meeting continued until adjournment at 2:10pm. The board members from each of the eight chapters do enjoy getting together, sharing ideas, and sharing the many good/bad experiences each has experienced in their parks. Park problems, with the solutions to the problems are often discussed with great interest. Something of benefit is always gained from these meetings. The members all agreed to have another meeting in the fall, at one of the coast chapters.

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Cont'd from Southern Oregon on page 10

I want to say a special thank you to Bruce McLaren for his help with the SODM and in letting us use his parks club house and for the very nice lunches that were prepared for us. Thank you to the ladies that prepared the lunch and drinks for us.

The meals were enjoyed by everyone.

As a chapter president and the Southern Oregon Director for OSTA/MHOO I need the assistance of many people to perform my duties responsibly. I need assistance from my chapter and I need the assistance of other chapters in my region. I always receive this assistance without any questions asked, and I appreciate it so very much.

I was thinking about this to myself during our lunch period during the southern Oregon directors meeting at Western Carriage mobile home park in Jacksonville Or. The seniors that I associate with in my park and the seniors that I associate with in other parks are the nicest, friendliest people you could ever want to meet. I haven't met one unfriendly person as of yet. Thank you all so very much, I couldn't do any of this without you.

I have been thinking about writing a "letter to the editor" in our daily newspaper for some time. So I did it this May. To make a long story short, I told of the problems that mobile/manufactured home owners are subjected to living in a mobile/manufactured home park, and that OSTA/MHOO is the place where to get help. I put in the OSTA/MHOO website. I have received several phone calls from this article and hopefully have had some hits on our website. Maybe others could do the same in their local newspapers? I was surprised that the newspaper printed it as it was promoting a business, I did mention that we were a non profit organization.

Terry

SHOREPINES BAY VILLAGE HOA

It was with mixed feeling when we heard of the retirement of Fred and Pat Schwoch. We are happy for them, but are sorry that OSTA will not have their expertise and experience at the statewide level.

I have been Secretary of our Chapter since 1993 and have looked to OSTA for guidance many times. Following are some examples of their help to our Chapter.

We, at Shorepines, were being charged a service fee for both water and sewer, yet the supplier of the water was not charging the Park a service fee. In addition the cost per hundred cubic feet to the residents was quite a bit higher (Sept 1999) than what the owner was paying. (Our current water rate is still lower than what it was in Sept '99) Pat and Fred put us in touch with an Attorney in Eugene. We sent a retainer of \$500 and when he finished the case to our advantage, he returned \$250 to our chapter!

Pat and Fred informed us of the Mediation services available to us. I had a Mediation session with the Owner and the Manager in April 2000. It has helped to better understand each other's positions. The owners also met with the OSTA Officers in 2000 and agreed not to raise the rent any more than the Portland Consumer Price Index (CPI) unless there was a catastrophic occurrence requiring a higher increase. The owner has kept his word.

We needed clarification when the manager attempted to change the rules and regulations. With Pat and Fred's guidance and interpretation of the Oregon Statutes, we sought assistance from a local attorney who was able to stop the change until management conforms with Oregon Statutes.

As you can see, we have received a lot of assistance from Pat and Fred. They have been so helpful in bringing our Chapter up to speed on the Oregon Statutes. They will be missed and we wish them the best in their 'final' retirement.

Len Luttrell, OSTA Member, Shorepines Bay Village, Coos Bay, OR

REACTIVATED CHAPTER AT BRIARWOOD

Residents of Briarwood Mobile Home Park in Eugene met recently to reactivate their chapter, with Dennis Rickerson leading the group as the new president. The chapter dissolved last year when no officers were available, but Rickerson, after long conversations with Cliff Strom, the former Lane County District Director, agreed to take charge.

Rickerson announced a chapter goal of aiding neighbors who need help. He and his wife Nita and others have already been out raking yards for those who have difficulty with that chore. The chapter also plans to offer minor repairs on homes, using materials donated by a local home improvement center. Residents should feel free to call board members for help of any sort, he said, adding that while the main goal of OSTA may be support for legislative efforts, he wants to see the Briarwood chapter support all its residents.

Others taking offices were Karolee Baker, vice-president; Gwen Garey, secretary, and Michial VanDeHey, returning as treasurer. Strom installed the officers, emphasizing their duties. Jane Capron, District Director, presented an overview of the rights gained through legislative action. —Jane Capron

Rent Control...cont'd from page 10

a group of people banding together for a common cause can accomplish wonders, even against the "big guys."—Beryl Oliver at Monta Loma Park in Springfield

LEE'S MHP GETTING ORGANIZED

Residents of Lee's Mobile Home Park were finally able to form a Committee of Seven in May of this year. We followed the guidelines for organizing the committee provided by Oregon Housing and Community Services, a state organization based in Salem. They provided a free pamphlet of steps to follow in organizing a committee that was very helpful.

Ours is a seventy-unit park and only seven people were nominated to serve on the committee. All seven agreed to do so.

We have had three meetings to gather information and discuss the issues to be brought to the first management/owners meeting. There seems to be a lot of interest among residents in this process.

Small discussion groups designed to inform park residents of their rights and responsibilities as defined by the rental agreements and state and local laws, have been started and are quite successful. Since there is a very large amount of material to be discussed, we decided to take a break until September, and then resume meeting monthly.

A request for notification in the event of the facility being listed for sale was submitted to the owners and managers. ORS 90.760 requires tenants association to be notified. It was pointed out by our district director that an informal and simple letter requesting that three persons be notified was all that would be needed. We found three willing people and referred to them as the Park Purchase Association, requesting they be notified.

Ron Ruiz OSTA Chapter 957

SUMMER AT SUMMER OAKS

If you were to drive through Summer Oaks Manufactured Home Park on any given day during May, June and July, you would find the presence of numerous landscape company trucks with their associated equipment working to make our park as beautiful as possible. We really do pride ourselves on our appearance and making our park a true pleasure and delightful place to reside.

Looking back over the past thirteen years as a resident of this park, I can say we have run the gamut of attempting to create a social world for everyone to participate in. And, after everything is said and done, we find that we are best served by allowing everyone to live their private lives and offer an ice cream social and barbecue on occasion, plus coffee and donuts once a month, and that seems to meet our needs. Along with Bunco and card games, I have to mention that we do have a group of women called The Sew and Sews that spends hours and hours making quilts. They donate their efforts to the Eugene Mission and other needy organizations. One of these women sews approximately four hundred quilts a year. Our Garden Club is second to none and often provides great guest speakers who give us direction on lawn care, pruning procedures, and how to care for your indoor/outdoor plants.

So here we are, located a few minutes from the new Sacred Heart Hospital (really important to us folks who are getting up there in years), a hop, skip, and a jump from the Belt Line, and only fifteen minutes from downtown Eugene. Just ask our residents -- Summer Oaks is a great place to live.—Richard Norton

NEW OSTA CHAPTER... CREEKSID ESTATES

I was invited by Carole Allen, president, and Bob McKean, board liaison, of the Creekside Estate homeowners association to speak to their membership group on May 22nd explaining the benefits of forming an OSTA/MHOO chapter. I talked with a group of approximately 30 members.

After a question and answers period, the membership was then asked by board president Carole Allen if the membership would like to become an OSTA/MHOO chapter. The membership voted yes, by a large majority.

OSTA/MHOO applications were then taken, and board officers from the already elected homeowners association were sworn in as OSTA/MHOO officers. I was very pleased with the turnout, and I met a very nice group of homeowners.

Creekside Estates is a very attractive manufactured home park with 53 homes and has a natural creek running through the park. All the homes and yards are well kept. This looks to be a very nice place to live.

Southern Oregon Director
Terry Smith

MIDWAY MANOR ADDING OSTA MEMBERS

Midway Manor has been meeting this summer to form an OSTA chapter. The residents have nominated a president, a secretary, and a treasurer, and hope to increase membership and vote on the officers soon. Unfortunately the organization wasn't completed in time for a thorough report in this issue of the OSTA Review, but we'll bring you an update in the next one.

Midway Manor is a well-maintained, attractive little park set not far from the Glenwood station of the EmX Green Line, Lane Transit District's free, rapid bus line between Eugene and Springfield.—Jane Capron

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

**TAKEN FROM THE OREGONIAN, SUNDAY MAY 18, 2008.
THIS MAY BE IMPORTANT TO SOME OF YOU.**

If You Own a Home or Other Structure with Polybutylene Plumbing

You May Have a Claim to Receive Benefits in a Class Action Settlement.

You may be eligible to receive benefits from a Settlement approved by the Chancery Court for Obion County, Tennessee. The case is entitled *Cox v. Shell Oil Company*. The \$1.103 billion Settlement of the class action lawsuit was entered on November 17, 1995. The lawsuit was brought on behalf of homeowners with polybutylene plumbing (PB pipe). Eligible homeowners could receive a free replacement of their PB pipe.

To get complete information you should visit www.pbpipe.com or call 1-800-392-7591.

Who is Eligible?

You could be eligible for relief if you own a home with PB pipe that has insert fittings. The PB pipe must have been installed between January 1, 1978 and July 31, 1995. If your PB pipe has leaked in the past or leaks in the future, you may be entitled to benefits.

What Does the Settlement Provide?

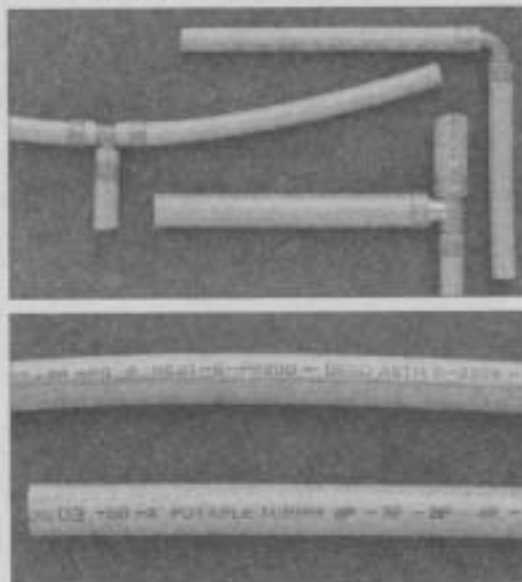
The Settlement provides a free replacement of the PB pipe and compensation for damage to property of homeowners with qualifying leaks. If your home has PB pipe, please visit the Web site or call the toll-free number below to get complete information on eligibility, filing a claim and deadlines. You must complete a Claim Eligibility Form to qualify for relief.

The Right to Exclude Yourself

If you purchased your home after **September 12, 2005**, you may have the right to exclude yourself from the Class. If you exclude yourself, you will not receive any Settlement benefits and you will not be bound by the terms of the Settlement. To exclude yourself, you need to complete, sign and return an Exclusion Request by **September 1, 2008**. The home purchase date for exclusion may be different for some homeowners with PB pipe living in Alabama, Louisiana, Mississippi and Texas.*

Identifying PB Pipe

- PB pipe is used in water supply systems. It is a non-rigid, sometimes curved and usually gray plastic pipe.
- PB pipe is **NOT** used for drains, waste or vent piping.
- PB pipe is **NOT** PVC or CPVC, which is a rigid white or off-white plastic pipe.



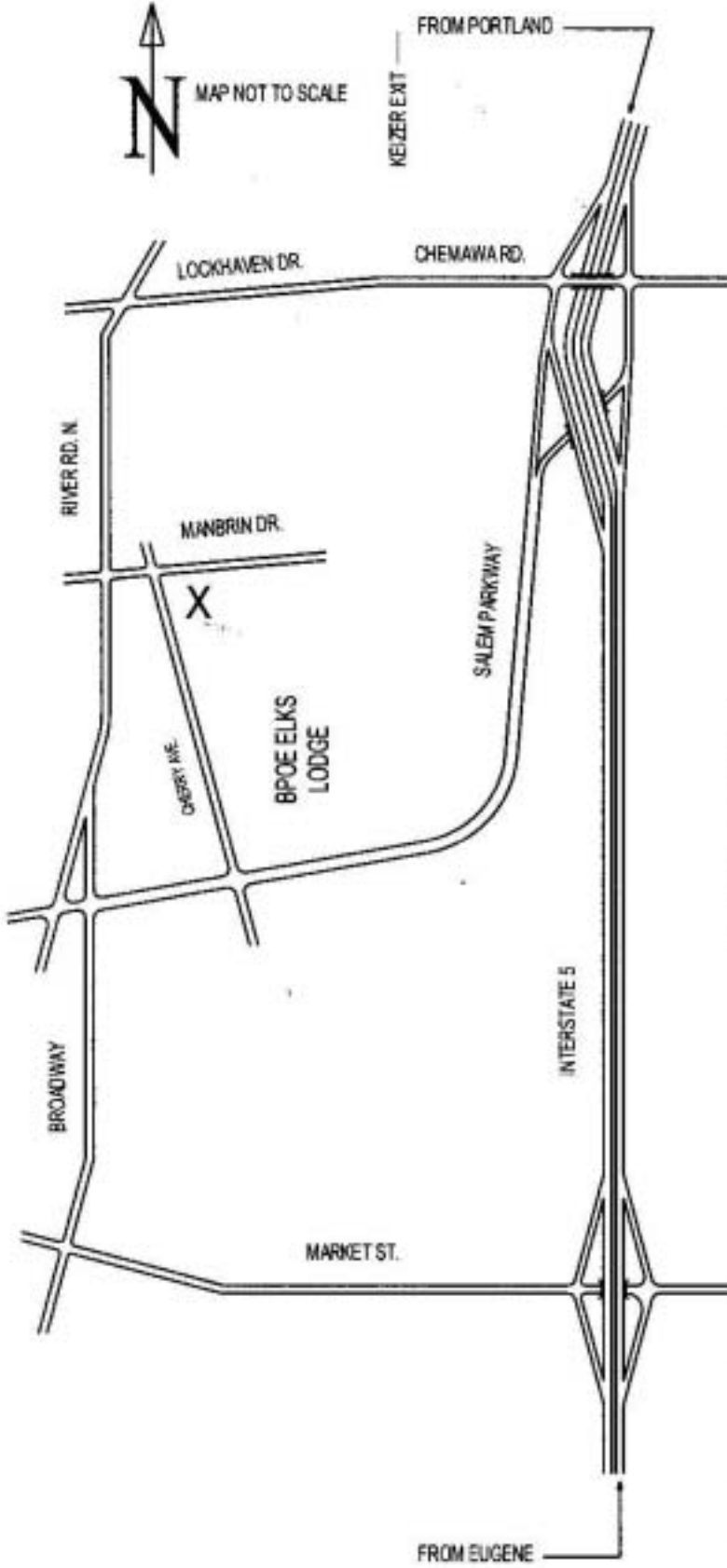
For more information on your rights under the Settlement, including the Notice of Class Action and Settlement, the Claim Eligibility Form and the Exclusion Request,

Visit the PB Pipe Web site
www.pbpipe.com

Call the Toll-Free Telephone Number
1-800-392-7591

Or write to: Consumer Plumbing Recovery Center, PO Box 869006, Plano, TX 75086-9006

*Homeowners living in certain counties in the Gulf Coast area that were affected by Hurricanes Katrina and Rita can exclude themselves if their home was purchased after August 12, 2002. To see if your county is included, please visit the Web site or call the toll-free number.



SATURDAY SEPTEMBER 6 AT 10:00 AM SALEM SEMINAR REGISTRATION

NAME: _____
 ADDRESS: _____
 CITY: _____
 TELEPHONE NO. () _____
 PARK NAME: _____

SPACE: _____
 ZIP: _____

MAIL TO: OSTA
 3000 MARKET ST. NE
 SUITE 426
 SALEM, OR 97301

COST IS \$20.00 PER PERSON WHICH INCLUDES LUNCH AND REFRESHMENTS. RESERVATIONS WITH YOUR CHECK MUST BE IN THE OSTA OFFICE NO LATER THAN SEPTEMBER 2.