



2018 Legislative Session Affects MH Parks' Affordability

by John VanLandingham

The following two bills passed in the final hours of the 2018 state legislative session and are important to manufactured home owners living on rented land.

HB 4007 increases the existing document recording fee to fund affordable housing. This doc recording fee is charged by county clerks when documents are filed for public record. The total fee is currently \$46, with \$20 of that amount already dedicated to affordable housing (the rest goes to the counties and the clerks for various things). We first got affordable housing funding from this fee in 2009 (\$15), and increased it by another \$5 for vets in 2013. This session we succeeded in tripling the affordable housing portion of the fee from \$20 to \$60. This will mean an estimated additional \$30 million per year—for new affordable apartment construction, MH park preservation, emergency shelter, and low-income homeownership programs. Overall, 25 percent of all of the funds must benefit vets. This is an ongoing, permanent funding source.

The bill also creates a first-time homebuyers savings account, with funds deposited into an account treated as tax-exempt; the account can be used to buy a manufactured house. Because the doc recording fee increase is a tax, Oregon law requires that it pass with a supermajority, three-fifths vote. That meant 36 votes in the House and 18 in the Senate, which in turn meant that support had to be bi-partisan. We got 39 (House) and 20 (Senate) yes votes.

The second bill important to us was HB 4028, which made several small but significant changes to tax laws to promote affordable housing development and preservation, including use of the Oregon Affordable Housing Tax Credit for nonprofits and housing authorities to purchase MH parks. A nonprofit in Roseburg will be taking advantage of this change to preserve a park in Douglas County.

State Needs to Protect, Promote, Preserve MH Parks

(Editorial published Mar. 20, 2018, in the Eugene Register-Guard and reprinted with permission.)

Mobile homes and their cousins, manufactured homes, will be a part of any solution to Oregon's affordable housing crisis. At the same time, as The Register-Guard's Saul Hubbard reported on Sunday, mobile home park residents can be uniquely vulnerable to exploitation. That gives the state a double incentive to ensure that residents' investments in mobile homes are secure: Guarding against ripoffs will protect people against the loss of housing and what may be their most valuable asset, while at the same time preserving the viability of mobile home parks as an affordable housing option.

Hubbard told the story of several transactions at Falcon Wood Village, a manufactured home park in Eugene, in which homeowners ended up with pennies on the dollar for their properties. The state Department of Justice and the state Department of Consumer and Business Services — which oversees insurance and financial regulation — are investigating. In most cases the owners sold their homes to the park manager who, sometimes through an intermediary, promptly resold the homes at much higher prices.

Even if investigators discover no technical violations of the law, it's clear that mobile home owners hold a weak hand when they enter negotiations for a sale. They may own their homes, but seldom own the land beneath them — instead, residents pay monthly space rent. Older mobile homes often can't be moved, so owners can do nothing about rising space rents. State laws treat mobile homes more like automobiles than real estate, even if they can't be moved.

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From the Editor...

Mailing OSTA Reviews—We have to pay for a list of address changes sent by the Salem post office, so we ask that chapters inform us when someone moves or dies. Also mailing addresses sometimes smear and become illegible as they go through the addressing machine. If you don't get your copy, let Deanna or me know.

New Chapter President? Please send names of presidents whenever new ones are elected. Thank you, Sally Wagoner at Glenwood MHP in Medford, for reminding me to remind all of you. We don't know who to contact if you don't help us keep your chapter information up to date.

—Jane



notes in Our Mail box

Hello Rita, Thanks for all the time and effort you put in on behalf of manufactured home owners. You are wonderful. —Bon and Tom Good, Newport

I've become persuaded of the need to preserve Oregon's inventory of mobile home parks and expand it as a means of providing affordable housing. If you know of changes in state or local policy that would advance that goal, I'd like to hear about them. —Jackman Wilson, editorial page editor, Register-Guard, Eugene.

Here at Sunset View (Brookings-Harbor), I always attach the newsletter to our page. Excellent [Winter] issue. —Jan Henault, Brookings

Thank you for all your hard work. Blessings. —Scott and Dori Miller, Newport

My wife and I received an invitation from Bob Cottriel, President of the Westlake Village Tenants Association in Grants Pass, to attend their recent potluck dinner and stay for their MH/OSTA membership meeting, which we gladly did. As usual, I ate more than I needed, but it was so very good. I'm always impressed when visiting this well-organized group which is doing so much to improve their community. They now have 47 MH/OSTA members and more on the way. Bob, and Westlake Village MH/OSTA chapter members, my wife and I thank you so much for keeping us involved. —Terry Smith, President Manufactured Home Owners of Oregon, 2008-2013

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From The President...*Rita Loberger*



The OSTA board is already planning our next convention for Saturday, Oct. 27, at The Village Green in Cottage Grove. Nancy Inglehart and I are working on the program now. We hope you are looking forward to once again spending time with fellow homeowners and having a day of food, fun and education. Further information and registration forms will be in the September Review.

Laurie Hauber, an attorney from the Oregon Law Center in Eugene, is working with John VanLandingham on legal aid issues. She is especially interested in collecting park residents' questions and experiences about submetering for consideration by the LL/Tenant Coalition. You can email your comments directly to her at:

lhauber@oregonlawcenter.org or to me or Jane.

As well as considering amendments to the submetering statute, the coalition continues to work on the bill for 'dispute resolution' (i.e., enforcement). When this bill is presented to our elected officials in 2019, we look forward to your participation in contacting your legislators to make them aware of how many of us will be affected by its passage. YOU are what makes OSTA influential.

Invite your state legislators into your park so they can see what manufactured housing communities really are—a group of homeowners. There are over 1,000 parks in Oregon with over 62,000 sites for these homes. That's a lot of voting power. It is only by banding together both state- and nation-wide that we are able to make our strength known. Encourage your neighbors to join MH/OSTA. I hold a position on the national organization, and states look to MH/OSTA for both advice and information. Help us continue this leadership through a strong membership.

Rita

Register-Guard Editorial *Continued from P. 1*

Older mobile homes are worth a few tens of thousands of dollars, below the threshold of interest for most real estate professionals. And owners are often elderly, low-income people with little access to financial or real-estate expertise.

All this gives park managers a lot of leverage over tenants, particularly tenants who are behind on their space rent or need to move for some reason. At Falcon Wood Village, this led to one owner receiving \$1,000 for a mobile home that sold nine days later for \$10,000 and several other similarly disadvantageous transactions.

What's legal and what's just can be two different things — and even if no laws were broken at Falcon

Wood Village, injustices clearly occurred. And no one should imagine that there's only one mobile home park in the state where tenants have lost most of the value of their homes because of an imbalance of power.

The state has an obligation to shield people from the exploitation that can result from such imbalances of power. And it has an interest in ensuring that living in a mobile home park is a financially secure choice — otherwise, a primary option for affordable housing will be seen as involving unacceptable financial risks.

Social justice and sound housing policy often intersect, and Falcon Wood Village shows that Oregon must do more to serve both.

Chapter News

Lane District Meeting

from Jane Capron, District Director

SongBrook MH/OSTA chapter hosted the Lane District meeting in March. Nearly 100 people attended from parks in Lane County and were treated to a light lunch of



Nancy Nathanson, John Lively, Julie Fahey

pizza, drinks, and cookies. Three state representatives, John Lively, Nancy Nathanson, and Julie Fahey from districts 12, 13, and 14 respectively, spoke about the 2018 legislative session and heard some of our concerns as we go forward towards the 2019 session. As district director I strongly encourage chapters to invite their legislators to visit their parks to hear concerns. No matter what your political leanings, these are your elected officials willing to listen to you and help if they possibly can.



Elliott Farren, Laurie Hauber

Two attorneys from Lane County Legal Aid and the Oregon Law Center also spoke to us—Laurie Hauber and Elliott Farren. Laurie requested that people with personal stories about such things as sub-metering woes contact her. She is collecting resident concerns. Several people

took advantage of the MH/OSTA Spring Membership Drive to join at this meeting for a reduced yearly rate.

Spring Membership Drive

Three people received a year's free membership renewal by recruiting a new member at the full price of \$30 during the spring special membership drive. Non-members who attended an OSTA event and joined while there, got a year's membership for just \$20. As of mid-May, 29 new members joined for \$20. We appreciate all members' recruitment efforts. With more members, we become stronger and have more influence on legislation.

SongBrook, Eugene

Chapter members met prior to the Lane district meeting to elect a nominating committee to prepare a slate of officers to be installed in September. On the nominating committee are Barbara Campbell, Debbie Harden, Lesley Craig, and Julie Mansell. SongBrook's yearly money raising project will be the OSTA garage sale on Saturday, June 2. We encourage you to come browse and buy at this OSTA garage event.

Pacific Village, Medford

from Shawna Huggins, OSTA Representative

When neighbors have been going out to clean up their yards for spring, they're finding magic rocks in their planters and near the light posts. Painted in bright colors with messages, the rocks are identified only by the "Pacific Village 2018" written on the back. We've had a delightful, neighborly time attempting to identify the person(s) responsible for rocking the park. You, too, can rock your park and spread magic, cheer, and happiness. For those who don't have access to rocks, the local home improvement store sells 40-lb. bags of river rocks for under \$10. Inexpensive acrylic paint can be found at any box store or craft store. Spray paint rocks with a sealer from a craft store. For painting ideas, look on Pinterest.

LakeRidge of Eugene

from Russ McDaniel, Chapter President

Residents of Lakeridge and next-door Falcon Wood Village may have some relief from the treacherous intersection at North Delta Highway and Beltline. The Oregon Dep't. of Transportation (ODOT) had a public hearing in April to share remedial plans to mitigate congestion and dangerous merging. While corrective action isn't planned

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continued from p. 4

until 2019, at the earliest, the planning is well underway. Lakeridge residents have been actively involved in voicing their concerns about traffic issues, and it's gratifying to see some potential progress. We thank Rep Nancy Nathanson for her efforts in getting funding for the remedial efforts. There may be some truth to the adage, "the squeaky wheel gets the grease."

Miller Estates, Central Point

from Mike Bureau, President

Our association is entering unknown territory in attempting to negotiate a rental increase agreement that applies equally to all. Since Commercial Property Management (CPM) took over at the beginning of 2015, the new agreements use boilerplate language for all their rental property including 16 other parks they manage in the Rogue Valley. We have strong arguments for standardization, so we'll see how things work out and should have something to report by the next newsletter.

Our annual ice cream social is coming up May 15, and is always a favorite with us seniors. We're planning our annual summer Fourth of July get-together. Last year we had to postpone the party because of fires. Our membership is still around 64% with four houses on the market now. New folks are coming in, so that makes more opportunities for members, giving us power in numbers and a stronger voice.

Briarwood MHP, Eugene

Laurie Hauber, Oregon Law Center and Lane County Legal Aid attorney, answered questions at a recent meeting of OSTA members and potential members. Also attending was Jane Capron, Lane District Director, who urged non-members to join MH/OSTA so they could learn about legislative issues affecting them as home owners on rented land.

Westlake Village, Grants Pass

from Bob Cottriel, Chapter President

We recently enjoyed a great potluck dinner with Terry and Carol Smith from Miller Estates in Central Point as our guests of honor. Last year Terry and Robert Meredith from our park established our OSTA chapter, and we're going strong with 47 members now out of a possible 81, a great percentage and one of the highest in the state. After dinner we discussed achievements and problems encountered during the year.

Monta Loma, Springfield



Officers of our newest MH/OSTA chapter are, left to right, Larry Knight, vice-president, Linda Grimaud, secretary, and Beryl Oliver, president. The board has met to form some bylaws to guide meetings. They are also discussing ways to help residents understand their rights under ORS Chapter 90.

OSTA Offers a Helping Hand

MH/OSTA members who need financial help updating or making repairs on their homes so that they can age in place can apply for a Helping Hand. While there are financial guidelines, they are for income only, not assets. Lavaina Brown from Briarwood is one of our most dedicated members and a recipient of a Helping Hand for repair to her shed roof. OSTA will donate up to \$750 for needed repairs.



Vi Brown

To apply and receive the three forms—an application, a financial form, and proof of homeowners' insurance—contact Jane Capron (see Directory p. 2).

How to Recruit and Keep Members

1. Know and be able to explain the mission and goals of MH/OSTA and your chapter (see page 16 of this issue).
2. Match positions within the chapter to people who have the skills and desires for the job.
3. Recognize and appreciate your members and officers and involve them in decisions and efforts to reach chapter goals. Honor members occasionally on special days—birthdays, anniversaries, and greet potential members with a small gift.
4. All should work together for the benefit and enjoyment of the organization.

Healthy Aging (or How to Be a Sassy Senior)

by Jane Capron

SongBrook “Sassy Seniors” is a group that evolved from a Red Hat Society affiliate and decided to function without the purple pantsuits and red bonnets. Lunch is still a main attraction, but Mardell LeLacheur, current president, and her board have engaged fascinating speakers for periodic programs that are educational and entertaining.



Recently a program on “Healthy Aging” was attended by 50 or more women at the SongBrook center. Mardell’s board first served a lunch of twice-baked potatoes stuffed with sour cream and cheeses, rolls, and sugar cookies. Oh, yes, there was also a veggie tray on each table. Then we heard from Liz von Wellsheim, a GNP and owner/medical director of ElderHealth & Living in Springfield, and learned, among many other things, what we should have been eating.

Von Wellsheim said old people need 20-30 grams of protein three to four times a day. At the ElderHealth & Living complex, they put a little chocolate syrup on meatloaf and other meat that “tastes like cardboard” because the patient-residents need protein but have lost their taste for anything that isn’t sweet. We need to drink more fluids, the equivalent of one Dixie cup per hour. Coffee is good since the diuretic effect is slight. We need fruits and veggies, whole grains, yogurt, the Mediterranean Diet. We should also go easy on the salt and sugar since our taste buds age, too.

When does old age occur? Some say at 55, the government says at 65. We get old, according to von Wellsheim, when we lose “vital capacity,” that is the ability to respond to stresses, things like retiring, down-sizing, relocating to another place to live, losses like of loved ones, worries about deteriorating health, and changes to our five senses. We don’t hear as well, and not getting hearing aids affects the functioning of our brains. We need twice the amount of light to see well after age 50 but it should be low-glare. The last color we distinguish will be green. Our noses aren’t as sensitive as they used to be. We should bathe every other day and wash clothes even if they “smell okay.” We should guide people by holding their hand rather than by grabbing their arm since skin is so thin. We shouldn’t go bare-footed, and since our feet are slower to communicate to our brain what’s under foot, we should consider using a cane or walking stick for support and to stay upright and to keep from bending over.

Other tips on healthy aging included lubricating our skin. Many lotions contain alcohol, which is drying, so we should be using greasy creams. Crisco, von Wellsheim said, is a great natural lubricant. She also recommended Eucerin, Cetaphil, and/or Vaseline daily.

Exercise for strength, endurance, and flexibility is necessary to keep bones strong, and walking is a wonderful exercise. Women should do pelvic floor muscle exercises, It’s normal to lose some memory and problem-solving ability as we age, but exercise helps the brain, too, as does, she says, two grams of Omega 3 (DAP/OHA) a day. Learning something new is good—a language, a dance, an exercise routine, a game.

The one thing that doesn’t change, according to von Wellsheim, is our personalities. If a person is neurotic, extroverted, open, agreeable, or conscientious, that’s it. So, ladies, you can’t change your husband--unless you trade him for a new one.

RIGHT²KNOW ORS 90.

Housing Rights for Manufactured Home Residents in Oregon

Prepared by Legal Aid Services of Oregon, Portland Regional Office, Updated July, 2017

(This is the second of a series of Right 2 Know pages covering the rights of individuals who live in manufactured or floating homes which are owned by the resident but which occupy space rented by the homeowner in a facility designated for that purpose. A "facility" is a place where four or more manufactured homes or floating homes are located. The information in this book does not apply to you unless you live in a facility where there are four or more spaces. Different laws apply to individuals who live in a manufactured home park but own a Recreational Vehicle and this information does not apply to their situation. The information has been edited slightly for space considerations, We suggest you pull and save these pages and The Right 2 Know pages in the following OSTA Quarterly Review due out in September to combine and keep for reference.)

30 Day Notices for Breaking Rules or Not Paying Fees (90.630) Your landlord can give you a 30 day notice to move if he or she has "good cause" to ask you to move. This notice must tell you specifically what you have done wrong and that you have at least 30 days to correct the problem and that if you do not correct the problem within the 30 day period, your landlord has the right to file an eviction court action against you.

"Good cause" is limited to:

- You have not paid a late charge, fee or utility charge which you owe the landlord,
- You have violated the facility rules or your rental agreement related to your conduct,
- You are not doing yard maintenance or other grounds keeping required by your lease, or
- You are determined to be a predatory sex offender under Oregon law.

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

If the same problem arises within 6 months of the date of the first notice, your landlord can give you a new notice for repeat violations that will ask you to move out in 20 days and will not give you the chance to correct the problem. If you do not move out under this notice for repeat violations, you have the right to a court hearing where you could raise any legal defenses you might have against the landlord's claim, but you do not have a right to correct or "cure" this cause.

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

Your landlord can give you a 60-Day Notice due to the physical condition of *the exterior* of your manufactured home. In order for your landlord to give you this kind of Notice your home must be in need of repair because an external component is broken, collapsing, causing a safety hazard, generally in need of maintenance, or not in compliance with building or housing codes. A landlord cannot consider your home to be in poor condition

RIGHT²KNOW Cont

because of the age, size, style, or original construction materials of the home. However, your landlord can give you a 30-Day Notice if the physical condition of the exterior creates a risk of *imminent and serious harm* to property or people within the facility.

The Notice (either a 60-Day or a 30-Day Notice) must include a description of the problem with your manufactured home and what you need to do to fix it and how much time you have to fix it. If the notice is a 60-Day Notice, you will have 60 days to fix it. If you notice is a 30 Day Notice, you will have 30 days to fix it. If you fix the problem within the amount of time given to you in the Notice than you should be allowed to stay.

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

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

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

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

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

If the same problem arises with the physical condition within 12 months of the date of the first notice, your landlord can give you a new notice that will ask you to move out in 30 days and will not give you the chance to correct the problem. If you do not move out under this notice for repeat violations, you have the right to a court hearing where you could raise any legal defenses you might have against the landlord's claim, but you do not have a right to correct or "cure" this cause.

RIGHT²KNOW Cont**24-Hour Notice for Outrageous Conduct (ORS 90.396)**

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

365 (or 180) Day Notices for closure of the facility (ORS 90.645)

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

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

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

[Note: this information is for general educational use only. It is not a substitute for the advice of an attorney. If you have a specific legal question, you should contact an attorney. The information in this booklet is accurate as of July, 2017. Please remember that the law is always changing through the actions of the courts, the legislature, and agencies. This is a one-year statute of limitations on all claims brought under the Oregon Residential Landlord and Tenant Act. To sue your landlord for claims under this Act, you must file those claims in court within one year after you have been damaged.]

Test Yourself and your neighbors with these frequently asked questions:

Can my landlord come into my home, or onto the space I rent, without my permission?

My landlord gave me an eviction notice and told my mortgage company about it. Is that legal?

Can I organize with other residents in my facility?

Can my landlord give preference to prospective residents who bought their homes from a particular dealer?

Answers: Come back next issue and find out!

OSTA Visits Scandia Village in Junction City



Scandia Village is a 62-space manufactured/mobile home park in Junction City, Oregon, the safest city in Oregon, according to the FBI's Uniform Crime Report. The FBI based its 2017 rating on the number of property and violent crimes in cities over 5,000. In Junction City last year, only 1 in 185 people had a chance of being a victim. Is it because so many Scandinavians live there?

In 1902 A.C. Nielsen founded a Danish settlement in Junction City by dividing a 1,600-acre ranch into smaller parcels and advertising in a Danish newspaper in Iowa. The city got its name in the 1800s because it was expected to be a railroad junction between the Coast and the Willamette Valley. Instead a highway was built and by the 1970s Junction City was the home to the biggest RV industry in the U.S. Travelers come from all over for the annual Scandinavian Festival, which runs for four days every August and draws up to 100,000 people.



Ruth Kiscoan, shown with husband Jim, is chapter president.

Besides 20% of the population having Danish roots, until 1951, Lutheran church services were in Danish. And the founders of Scandia Village were three Danish friends.

Linda Van Orden, a resident and OSTA member, reports on Scandia Village history as follows:

When Scandia Park for Mobile Homes was proposed for Junction City, the city didn't have any provisions in their city code



Laura Finney loves decorating her yard.



Sharon Plumlee and Donna Zabel are co-chair of the Committee of 7.

for mobile home parks. City government works slowly, but in September, 1973, after study by the city planning commission and the required public hearings, zoning was approved to allow a mobile home park on the west side of town.

Plans for Scandia Park for Mobile Homes were drawn up by Svend Toftemark in December, 1973, after he and two fellow Danish friends, Aage Jorgensen and Poul Olesen, purchased about nine acres from Herman Borgaard. The

original plan was for 54 homes—12-single-wide and 42 double-wides. The first home was brought in August 10, 1974, by Lee and Alice Kragenbrings, who still live there in Space 16. The current owners, Suzanne and Cynthia DeBaun from California, bought the park in 2011.

When the RV industry faltered in the early 2000s, the largest commercial ventures were Lochmead Dairy and Christmas tree farms. Then in March, 2015, the Oregon State Hospital opened a campus in Junction City to serve 174 people. The RV industry is rebounding and owners have turned to upgrading and making repairs on the vehicles and providing camping sites.

An active MH/OSTA chapter at Scandia Village promotes a monthly potluck, has monthly resident meetings for both OSTA and the Committee of Seven, delivers welcome baskets to new residents, has their own Helping Hands program, prints a news letter, decorates the park at holiday time, have a yearly yard sale, and encourage neighborhood friendliness.

[Editor's Note: Linda VanOrden has written a book, "Junction City Oregon—Memories of the 20th Century," a collection of photographs and personal stories from residents about growing up in the 50s. The book is available on Amazon.com.]



Lee and Alice Kragenbrings

Scandia OSTA members

On the table are three of several porcelain dishes purchased for the clubhouse by chapter president, Ruth Kiscoan, at the Len and Carol LaBlanc estate sale last year. The dishes and table runners contribute to the Scandinavian décor.



Thoughts on Aging

Stars Shine Only When It's Not Cloudy

by Gus Daum



For the several of you with poor memories, we had one of the more important week-ends of the year in March with the NCAA basketball tournament. This was to determine the best of the best men's and women's college

teams. For someone like me, an ex-jock, who played for one of this year's semi-finalist teams in the long ago past, the tournament brings back memories both of games and of learning some of life's more meaningful lessons.

Those of you with better memories will remember the book or placards that proclaim, "All I needed to know I learned in kindergarten." I am going to now recap for you a few of the things I learned on the basketball courts of my college days.

- You will have a coach, God or boss, or a marriage partner. They will endeavor to build the team for you to play in and for. Listen.
- There are useful rules in life's game; play within them.
- You need a team; you can't do it alone.
- There needs to be a plan. That plan needs flexibility to meet the challenges.
- There needs to be a planner. Heed his/her advice.
- Don't give way to anger. Anger will render you less effective.
- Don't be flashy; the simple moves are often the best moves.
- You will have off nights when things don't go well. Expect it and live with it.

There are other things I learned from basketball, but the one I remember best is

Life is a team game.

Watch Out for Each Other

by Dee Evers

At 7:15 on a rainy March morning when I went out to walk the dog, I found a neighbor lying in her yard, soaked to the skin and shivering. The Jacksonville Fire Department paramedics arrived within 10 minutes of a 911 call and did a superb job of stabilizing her until Mercy Flights arrived.



The neighbor's daughter-in-law told me later that we "literally saved her life." Her body temperature was down to 88 degrees. Since I know this neighbor doesn't ordinarily get up until 9 a.m., she was probably lying in the rain the entire night.

I don't tell you this for any praise; it just makes me think of two years ago when I found another neighbor dead in her house. No one had seen her around for a couple of days, but her car was in the carport.

We are mostly older folks, and things can happen in an instant. I, for one, don't want to think I may lie in my house, injured and unable to get to the phone, or worse, dead, with my dog getting no food or water, and messing up the carpet!

So as of yesterday a neighbor and I have a deal where she calls me at a given hour in the morning and I call her in the evening. Watching out for each other can be as simple as that, or even just checking on whether a shade is up by a certain time or whatever signals work for you. Do your neighbors a favor, and hopefully they will do you one.

WATCH OUT FOR EACH OTHER!



The managers are really picking on some of the older people in our park but how do we document abuse? Would a mediator be able to help?
—Concerned

Adult Protective Services at your local Department of Human Services will help you better understand what constitutes elder abuse, and if what you are seeing falls within their categories. If appropriate, they will open a case and investigate the abuse, and direct you about how to document your observations. It is possible that what's happening does not rise to the level of elder abuse, but does reflect problems between park management and older park residents. In this case, a request for mediation from your local center can help to bring the issue to light. If the management agrees to a facilitated meeting with residents to discuss the perceptions of elder abuse, resolution can be achieved and everyone can breathe easier. If not, just knowing that the mediation center is aware of the issue can improve the situation.

My 90-year-old grandmother received an eviction notice stating she is permitting an unauthorized tenant under age 55 to occupy her home for over 14 days. Some of us have been going over for several weeks to help her and fix the place up, but nobody spends the night. The OSTA people say the manager is a reasonable person, so we should go talk with her. Do we need a mediator? Do we need an attorney?

—Just Trying to Help Grandma

It is always a good idea to first try to talk directly to someone with whom you're having a dispute to see if "clearing the air" can result in better understandings and a resolution. If talking directly doesn't help, you can ask your local conflict resolution center to facilitate a discussion between the manager and your mom/family to avoid eviction. If the issue progresses as far as going to court, many courts have both sides meet with a mediator first to work out an agreement before seeing a judge. If all else fails and the eviction goes before the judge, having an attorney would help.

The manager warned us that the maintenance man would trap any loose cats in the park, including people's pets that have been going outside for years. The manager refuses to discuss the matter even when cat owners promise to put collars on their pets and clean up any messes in neighbors' yards. Can mediation help us convince the manager that we can't undo what's been allowed for so many years?

—Trap Strays but Not My Cat

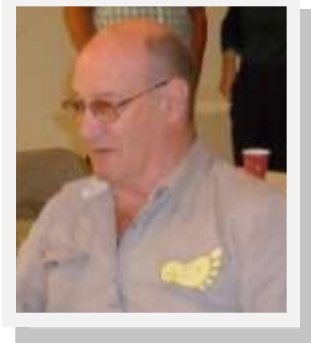
Mediation is always a viable option, but it takes both sides to voluntarily agree to meet together to discuss the issue(s). In mediation everyone has the opportunity to be heard, explore various options and discuss potential resolutions. Most managers are informed through their mandatory park manager trainings that mediation can restore positive relationships and provide positive solutions to troubling park issues. Over 90% of the time, issues that go to mediation are resolved in agreements that meet both parties' interests. Chances are the manager does not want his tenants to continue to be unhappy and cause unrest in the park, so will agree to mediation for positive results. Contact your local community dispute resolution center.

Marlena Bertram, responder to questions for this issue, is the director of Your Community Mediators of Yamhill County and coordinator of this column. In the next issue she'll provide "How to Resolve Conflicts," a handout from her center. Mediators do not give legal advice.

Water Submeters and the Resident

from Nick Kloeping, Golden Oaks MHP, Springfield

For the past three years I have researched Oregon State Law regarding the effects of water submeters as they apply to the landlords and residents of manufactured home parks. The landlords are currently discussing the modification of the law. Because of what has occurred in several parks, legislators are developing a genuine interest in the water submeter law. I am producing a study in layman’s terms that I will present to the landlords and legislators as to how the current law is being applied for the installation of a water submeter by the landlords, as well as how the submeter billing is applied to the resident by the landlord.



Nick Kloeping

These are resident billing examples from several parks that have installed water submeters. These are all verifiable resident bills and include water, sewer, stormwater and all related submeter fees:

W INTER	SUMMER
Park A \$90.62	\$135.88
Park B \$56.23	Do not have summer bill at this time
Park C \$42.89	\$121.43 and \$93.44 w. sewer discount
Park D \$69.20	\$176.48 and \$25.59 w. sewer discount

I am asking residents that are being billed through water submeters to please contact me with information on their sub-meter billings so I can include more parks with verifiable information. Resident names and space numbers will not be used in the study. This information will be presented to legislators and other parties that have an interest in clarifying the law and have the landlords be more responsible to the residents regarding how the water submeter billings are calculated according to law.

I can be contacted at [nick.k @ usa.com](mailto:nick.k@usa.com), or 541-954-1781.

Preserving Affordable Housing in Oregon Communities

Since 1990, the Network for Oregon Affordable Housing (NOAH) has funded more than \$316 million in loans for over 260 properties and more than 9,800 units, leveraging more than \$1.28 billion in total project capital. Now NOAH has joined with Next Step, a national network which connects the manufactured housing industry and lending institutions to serve home buyers and homeowners in their communities, NOAH hopes this merger will increase their ability to help promote affordable housing for low-income Oregonians.

This Is What Love Looks Like

(exerpted from an email from a friend to **Shawna Huggins**, Pacific Village, Medford)

“I made Pad Thai for dinner and Mom licked her plate. I found her sleeping on the couch 30 minutes later so I locked the doors, turned off the lights, adjusted the heat, and walked her upstairs to her room (using the hand rails). I turned on her music to fall asleep to and said goodnight.

So I’m outside having a smoke and I hear a piano. Yep. She’s up. So we played a few duets and she told me what was worrying her. We found her lost toothbrush in her shower (that’s were I keep mine, ha) and put her back in bed. It’s so necessary that I be here now. Like many other moms, mine needs a friendly caring relation to support and show her love. Thank you for supporting me in supporting her.”

We thank all you caregivers in our OSTA Neighborhood for the tiring, unselfish work you do in caring for your parents and other loved ones who need your help. Many of you work long hours, sometimes without thanks, often without pay. Even those of you on payrolls usually work long hours for very little recompense. We’d like to do a future Chat Room article on “What Love Looks like to Me,” based on Shawna’s shared email above. Send your stories and suggestions for help to Jane’s Chat Room at P.O. Box 24958, Eugene 97402 by July 15.

Fire Prevention Tips for Manufactured Homeowners

To increase fire safety in manufactured homes, National Fire Prevention Association (NFPA) offers the following guidelines:

- Choose a HUD-certified manufactured home built after 1976 that bears the HUD label certifying compliance with safety standards.
- Never remove or disable a smoke alarm. If you experience frequent nuisance alarms, consider relocating the alarm further away from kitchen cooking fumes or bathroom steam. Selecting a photoelectric smoke alarm for the areas nearest kitchens and baths may reduce the number of nuisance alarms experienced. Test all smoke alarms at least once a month by pushing the "test" button. Replace batteries at least once a year, and when the alarm "chirps," signaling low battery power. Occasionally dust or lightly vacuum smoke alarms.
- Make sure you have enough smoke alarms. If your older manufactured home does not have smoke alarms in or near every sleeping room and in or near the family/living area(s), immediately install new alarms and fresh batteries to protect these rooms. For the best protection, interconnect all smoke alarms throughout the home. When one sounds, they all sound.
- Plan your escape route ahead of time with an exit out of every room. Make sure you can open and get out of windows and doors. Immediately fix any windows that have been painted or nailed shut, doors that are stubborn or "stuck," and locks that are difficult to operate. Security bars or grates over windows or doors should have quick-release devices installed inside. Hold a fire drill twice a year to rehearse how you will react if the smoke alarm sounds.
- Hire a licensed electrician if you notice flickering lights, frequent blown circuits, or a "hot" smell when using electricity. Use extension cords for temporary convenience, not as a permanent solution. Avoid overloading electrical receptacles (outlets). Electrical cords should not be run under carpets or rugs. Ground-fault circuit interrupters reduce the risk of electrical shock and should be installed by electricians in kitchens and baths. Arc Fault Circuit Interrupters monitor electric circuits for arcing and should be installed by electricians on bedroom circuits.
- Supervise older children who cook or heat anything on the stove. Unattended cooking is the leading cause of cooking fires in U.S. homes. Heat oil slowly and know how to slide a lid over a pan if you experience a grease fire.
- Keep space heaters at least three feet away from anything that can burn. When purchasing new space heaters, select appliances with automatic shut-off switches. Check with your local fire department before purchasing a kerosene heater. Turn off portable space heaters before falling asleep or when leaving the room. Supervise children and pets when space heaters are operating.
- Do not mount anything on the walls – such as paneling, drapery, or wall hangings – especially near major heat sources. All post-HUD Standard manufactured homes are required to have wall linings that do not promote rapid flame spread. This action has dramatically reduced the impact of fires in manufactured homes.
- Ask smokers to smoke outside. Wherever people smoke, set out large, non-tip ashtrays on level surfaces and empty them frequently. Thoroughly douse butts with water before discarding. Check around and under cushions for smoldering butts.
- Protect yourself from intruders by installing outdoor lighting. Keep gasoline, charcoal lighter and other flammable liquids locked in an outdoor shed, not under your home. Store firewood away from your home and keep trash and other flammable debris cleaned up. Report any suspicious activity in your neighborhood.

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MH/OSTA
Manufactured Housing / Oregon State Tenants Association

We are your neighbors.

MH/OSTA Vision

Be the place that the owner of a home in any Oregon manufactured home park:

- Calls for help and directly, or by knowledgeable referral, receives the help they need.
- Trusts to protect and enhance the security, affordability, and quality of their housing choice.

MH/OSTA Mission

Continue to grow a membership network of park homeowners who are increasingly better organized and able to provide and promote:

- Ready access to park homeowner education and information;
- Awareness, protection, and development of park homeowner rights;
- Connection to park homeowner support services provided by others;
- Preservation of manufactured home ownership as affordable housing.

We are stronger together than we are alone.



MH/OSTA
PO Box 24958
Eugene, OR 97402

If a friend or neighbor gave you this copy of THE
MH/OSTA MEMBERSHIP APPLICATION

osta REVIEW

And you would like to start receiving a quarterly copy, it's easy!
Just become a member of MH/OSTA, for \$30 a year (the equivalent of \$2.50 a month) you'll get the OSTA Review, plus a whole lot more!

Join your neighbors today!



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

NEW MEMBER

RENEWAL

ASSOCIATE MEMBER

PLEASE PRINT. Please note that we respect your privacy. Your personal information is used for membership purposes only. We do not sell or share your information with any other business or organization.



<http://mh-ostablog.blogspot.com/>

MEMBER NUMBER

LAST NAME

FIRST NAME

NAME OF SECOND PERSON IN HOUSEHOLD

MAILING ADDRESS (if different from your home address)

HOME ADDRESS/SPC/CITY/STATE/ZIP

PHONE WITH AREA CODE

2nd PHONE WITH AREA CODE

EMAIL ADDRESS NOTE: Providing your email address enables us to communicate with you inexpensively. Again be assured that your information is never sold or shared.

MANUFACTURED/MOBILE HOME PARK NAME

Would you like to receive your OSTA Review via e-mail?

Please enclose \$30.00 per Household annual membership dues. (that's only \$2.50 per month)

Checks payable to MH/OSTA and mail to:
MH/OSTA
PO Box 24958
Eugene, OR 97402