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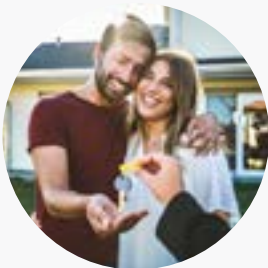
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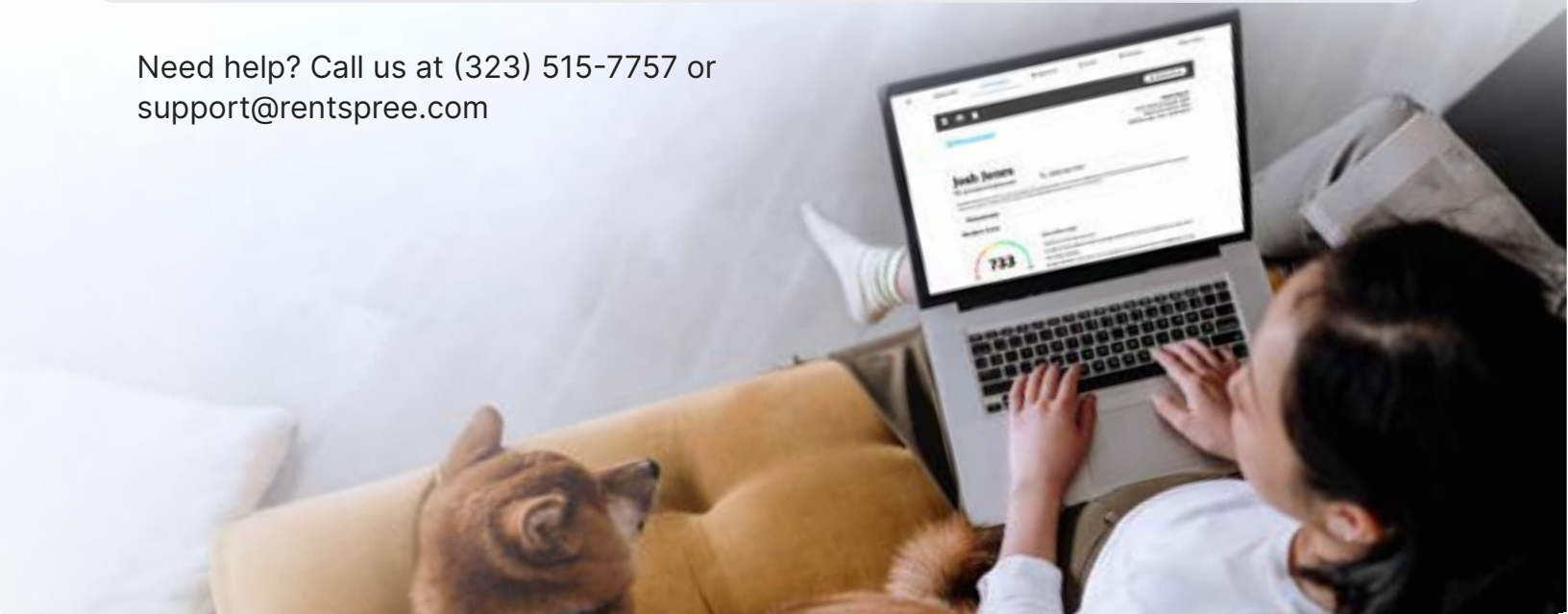


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INDUSTRY UPDATES

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1. Paid/Requested Outside-County Mail Subscriptions Stated on Form 3541 (Include advertiser's proof and exchange copies)	2,223	2,227
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3. Other Classes Mailed Through USPS	0	0
4. Outside the mail	0	0
E. Total Free Distribution by Mail	0	0
F. Total Distribution	2,259	2,227
G. Copies Not Distributed	36	36
H. Total	2,259	2,308
I. Percent Paid	100.00%	100.00%

16. This Statement of Ownership will be printed in the October 2024 issue of this publication. 17. I certify that all information furnished on this form is true and complete. I understand that anyone who furnishes false or misleading information on this form or who omits material or information requested on this form may be subject to criminal sanctions (including fines and imprisonment) and/or civil sanctions (including civil penalties).

CALENDAR OF EVENTS

OCTOBER

2024 WMA Convention & Expo

October 14 – 17, 2024

M Resort Spa Casino, Henderson, Nevada

wma.org/Conv2024

MHET Forum Luncheon

October 23, 2024

Topic: New Laws

For more information, contact vickie@mhet.com.

NOVEMBER

Coffee Talk

November 7, 2024; 10:00 - 11:00 a.m.

Topic: Local Government Update with WMA's Regional Representatives

DECEMBER

Coffee Talk will take a break this month.

MHET Forum Luncheon

December 11, 2024

Orange County Holiday Luncheon

For more information, contact vickie@mhet.com.

MHET Forum Luncheon

December 12, 2024

Inland Empire Holiday Luncheon

For more information, contact vickie@mhet.com.

WMA — REPRESENTING OWNERS OF MANUFACTURED HOME COMMUNITIES SINCE 1945

The purpose of the WMA Reporter is to act as an industry resource; to generate interest in association activities; and to promote a positive image of manufactured home communities.

Consumer Price Index Percent Change — August 2024

MONTHLY DATA	All Urban Consumers (CPI-U)			Urban Wage Earners and Clerical Workers (CPI-W)		
	Percent Change			Percent Change		
	Year Ending		1 Month Ending	Year Ending		1 Month Ending
	July 2024	Aug 2024	Aug 2024	July 2024	Aug 2024	Aug 2024
US City Average	2.9	2.5	0.1	2.9	2.4	0.0
Los Angeles / Long Beach / Anaheim, CA	3.4	2.9	0.1	3.1	2.6	0.2
BI-MONTHLY (Published for odd months)	Year Ending		2 Months Ending	Year Ending		2 Months Ending
	May 2024	July 2024	July 2024	May 2024	July 2024	July 2024
Riverside - San Bernardino - Ontario, CA	4.0	2.8	- 0.6	4.4	2.8	- 0.8
San Diego – Carlsbad, CA	3.2	3.5	0.6	3.4	3.3	0.4
BI-MONTHLY (Published for even months)	Year Ending		2 Months Ending	Year Ending		2 Months Ending
	June 2024	Aug 2024	Aug 2024	June 2024	Aug 2024	Aug 2024
San Francisco / Oakland / Hayward, CA	3.2	2.7	- 0.5	3.0	2.4	- 0.3

Release date September 11, 2024. For the latest data, visit <https://www.bls.gov/regions/west/cpi-summary/home.htm>.



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NEWS & INFORMATION

Doug Johnson | Executive Director

Welcome to the 2024 WMA Convention & Expo

Long before “What Happens in Vegas, Stays in Vegas” became Sin City’s official motto in 2003, “Viva Las Vegas” — popularly interpreted as “Long Live Las Vegas” — was the promotional slogan most often used to promote the adult desert playground.

The hit movie of the same name came out in 1964. Starring the legendary Elvis Presley and Swedish-American singer/actress Ann-Margret, many consider the rock-and-roll musical Viva Las Vegas to be one of the best movies Elvis ever made.

In 2020, the Vegas catch phrase changed yet again ... to “What Happens Here, Only Happens Here.”

This year, WMA has temporarily changed a few things, too.

Professional meeting planner Kevin Cohee will be producing the 2024 Convention & Expo, and creative specialist Chris Wilson will be publishing the next couple of issues of the *Reporter* magazine — including the Convention edition. (See their biographies below.)

KEVIN has been the visionary behind presenting unique events, bringing diverse talents and life lessons to his projects. His problem-solving and highly detailed approach to event planning come

from past years of volunteer and entrepreneurial experiences. His humor and endless creativity make him inspiring and a lot of fun to work with.



Kevin got his start with planning while doing three dream home showcases for the North State Building Industry Association (BIA).

These events took full advantage of Kevin’s vast experience and innate talents, inspiring him to pursue the corporate and public events arena. His career highlight in 2008 was planning a “celebration of life” for famed winemaker Robert Mondavi.

He provides mentorship to several event industry professionals and has proudly offered an internship program since 2003 for college seniors as a means of giving back to this exciting — and escalating — professional industry.

CHRIS is not exactly a newcomer to this industry, since she worked in WMA’s Communications Department for ten years back in the ’90s. Her tasks as Publications Manager involved writing, editing,

proofreading, and layout. She also communicated with advertisers on a regular basis.

After leaving WMA in 2000, Chris continued working with publications. As a technical writer, she produced manuals for NEC’s division that worked with law enforcement agencies, where she learned a lot about the Automated Fingerprint Identification System (AFIS).



Following that, she worked from home as a freelance writer/editor, doing web-based projects for a wide range of clients.

She also did editing for the same travel magazine that sent her to Europe on a press trip in 1987.

In 2023, one year after starting to offer “content-related” services as a virtual assistant, Chris began doing proofreading for all of WMA’s publications — including the *WMA Reporter*. ■

“Welcome New Members” is on page 14 this month.

Doug Johnson is WMA’s Executive Director and can be reached at 2295 Gateway Oaks Drive, Suite 240, Sacramento, CA 95833; phone 916.448.7002, extension 4025; fax 916.448.7085; and email doug@wma.org.



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CAPITOL UPDATE

Chris Wysocki | Legislative Advocate

Convention — Perfect Opportunity to Rebuild Relationships and Learn from Each Other

The annual WMA Convention & Expo provides our members with a terrific opportunity to reconnect with each other and learn from one another about the successes and challenges facing manufactured housing communities across the state. It's important to, now and then, take a step away from the daily routine of owning, operating, and managing mobilehome parks and gather with other parkowners and managers to share best practices and develop relationships with service and industry members who help keep WMA-member parks in top condition.

As WMA's State Legislative Advocate, it is an honor and privilege to protect the industry's ability to provide housing across California. But since I'm not a parkowner or a manager, I depend on hearing first-hand from our members about the challenges parkowners and managers have in educating lawmakers about proposed legislation. The interactions I have with parkowners at Convention provide our lobbying team and me with real world examples of why a proposed law would hurt or help our industry.

This annual meeting is also a chance for our staff and our lobbying team to hear from our rank-and-file members about real problems involving mobilehome parks that may be

possible to either solve or ameliorate in the Legislature.

While WMA has a volunteer Legislative Committee that spends scores of hours poring over bills and amendments, it is vital that we hear what our members care about so we can focus our energies on solving issues that are of the greatest concern to the greatest number of people.

Over the course of the last 30 years, it has been a blessing for me to work with dozens of legislators as a staff member in both the Senate and Assembly. That experience has taught me a lot about how legislators think and make their decisions.

Without exception, it has been my experience that legislators pay the most attention to the opinions of people they personally know and respect. That's the key reason WMA's legislative team spends so much time and energy organizing opportunities for our members to personally show off their parks to lawmakers on both sides of the aisle.

Many of the park tours we have organized over the past several years have been a direct result of one of our WMA members offering to host a tour during discussions at the annual Convention.

Of the many seminars and workshops

at the upcoming Convention, I hope you will take time to stop by and join us for an overview of new laws. This 90-minute session will be held Tuesday afternoon, and we will discuss how we were able to stop statewide rent control, prevent legislation from passing that would give resident groups a right of first refusal to purchase a mobilehome park, and learn how we stopped efforts to require homes in parks to have all electric appliances.

We will also explain how the park tour program works and provide some examples of relationships that were built with lawmakers. Because of these relationships, lawmakers have another perspective — instead of relying only on the word of resident organizations who are often openly hostile to parkowners and managers.

During the new-laws seminar, we will also look to the 2025-26 legislative session and discuss the political landscape that may be created with a more favorable legislature after the November election.

The WMA PAC has made sizeable contributions to both Republicans and moderate Democrats running against liberal Democrats to create a governing majority of lawmakers who are sympathetic

and supportive of private property rights.

As this article is being written, the Moderate Democrat Caucus (which greatly helped with defeating state-wide rent control and other overtly hostile bills to mobilehome parkowners) is positioned to gain up to nine seats — possibly increasing their number in the Assembly to 25.

Combined with a solidly pro-business Republican Caucus of 18, it is possible that a solid majority of legislators in the Assembly would be sympathetic and supportive of the manufactured housing communities around the state.

When you are at the Convention, please take an opportunity to stop by the WMA booth and learn about the many new and exciting programs our hard-working staff has implemented over the past year. From monthly coffee talks to a robust MCM online

training program, our membership department is focused on providing our members with top-notch customer service. You will also be able to talk with our dedicated team of professionals in our finance and accounting department, who ensure that the money generously donated to WMA is spent in a wise and frugal manner by always looking for efficiencies and ways to save WMA money — and offer more services to our members.

As you walk around the Convention, please feel free to talk to our dedicated regional representatives. They work tirelessly defending WMA members in city halls and county boards of supervisors across California. As the State Legislative Advocate, I can tell you that it would be much more difficult to do my job without the regional team fighting on the front line. Many of the bad legislative proposals come from local governments, and the Convention gives our members a chance

to talk with our regional team and learn about how local government works — which is quite different from how it works in the State Capitol.

Most important of all, I hope all of our members get to spend some time with our Executive Director, Doug Johnson. Doug has been with WMA for 30 years and has built an outstanding team of dedicated, competent, and experienced staff to lead WMA into the next generation. Doug will be walking around the Convention, where he expects to gain information that will help guide his leadership of the WMA staff.

As a relative newcomer to WMA, the first thing I noticed was the longevity of the organization's staff. As I've often told Doug, it's easy to work hard for people who work hard and who respect and appreciate their customers. That is a great description of the WMA membership, and Doug's passion for WMA is an inspiration to the rest of the people on his staff.

All of us on the WMA staff look forward to seeing you in Henderson at the Convention & Expo. It is an honor to serve an industry that provides quality housing for hundreds of thousands of people around the state.

Please feel free to call me directly at 916.288.4026 with any questions about bills or ideas for legislation you may have. As always, it is an honor to serve and thank you for your membership. ■

Chris Wysocki is WMA's Legislative Advocate and can be reached at 455 Capitol Mall, Suite 800, Sacramento, CA 95814; phone 916.448.7002, extension 4026; fax 916.448.7085; and email chris@wma.org.

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REGIONAL FOCUS

Jarryd Gonzales | Regional Representative

Food for Thought: Beyond the Obvious Solution to Common Rent Control Scenarios

In the movie *Draft Day*, Sonny Weaver (Kevin Costner) — General Manager of the Cleveland Browns — seeks advice from Ali (Jennifer Garner), the team’s finance manager and his love interest, about selecting top draft prospect Bo Callahan.

Ali, sensing Weaver’s hesitation, reminds him, “There’s no such thing as a sure thing.”

This sentiment rings true when it comes to addressing rent control threats. What worked in the past may not guarantee success in the future, especially since no two situations are exactly alike.

A strategy that works in one city might fail in another. For this reason, WMA and parkowners must always be open to new approaches when dealing with rent control challenges.

Below are two scenarios where traditional strategies might not be good enough.

Scenario One: Rent Control for Apartments – Can Mobilehome Parks Stay Under the Radar?

In one jurisdiction, the city council is considering a rent control ordinance focused on apartments. A few apartment complexes have been raising rents steeply, and several tenants have faced eviction within the past year. So far, there’s

no mention of mobilehome parks in the conversation.

Common strategy: WMA and parkowners often opt to stay under the radar in situations like these, hoping to avoid being grouped into the rent control debate. This approach has worked successfully across the state, as mobilehome parks often fly under the radar in such discussions.

Food for thought: Sometimes, staying quiet can backfire. In a recent case in East Los Angeles, WMA and parkowners adopted this strategy, only to find themselves blindsided. As the city council prepared to vote on a rent control ordinance for apartments, a last-minute motion was introduced to include mobilehome parks.

With little time left to react, WMA and parkowners missed the opportunity to engage with councilmembers, share data, or argue for more favorable terms. By staying under the radar too long, their seat at the table was lost — along with the chance to influence the outcome.

Scenario Two: Should Parkowners Take Preemptive Action?

In another city, the political landscape is slightly more favorable for parkowners. A slim anti-rent control majority on the city council

has kept rent control at bay, even though the electorate leans progressive, and there are small and quiet rumblings of rent control. Currently, there is no immediate threat of mobilehome park rent control. Still, the political climate could change rapidly, especially if newsworthy issues result in residents organizing for rent control.

Common strategy: The usual approach here is to maintain strong relationships with local officials and stay vigilant. WMA regularly monitors the political scene and listens for any rumblings of unrest among residents. Being politically aware and engaged in the community is key to staying ahead of potential challenges.

Food for thought: Some parkowners have proposed a more proactive approach — leveraging the current political environment to propose a Mobilehome Park Memorandum of Understanding (MOU). By working with city officials now, parkowners might be able to craft an agreement that offers long-term protections against future local or statewide rent control measures.

This strategy may not be necessary for every city, but in certain situations, it could hedge against more restrictive policies down the road. The question is whether it’s

worth pushing for an agreement now, while relationships are strong, or waiting until there's a more immediate threat of rent control.

The answer will vary depending on the city's political climate and parkowners' appetite to self-impose rent restrictions.

Always Be Open to New Approaches

There are always cities that have similar politics and similar rent control threats. And while they all appear the same, they are almost always unique.

While the tried-and-true strategies have been effective for years,

WMA and parkowners need to evaluate each situation on a case-by-case basis.

The "food for thought" here is not about endorsing any particular strategy, but encouraging constant vigilance and openness to new ideas as the political landscape around our industry continues to change. As Frank Zappa famously said, "A mind is like a parachute. It doesn't work if it is not open."

By remaining open-minded and adaptable, parkowners can navigate the shifting currents of rent control situations and remain prepared for any challenges. ■

Jarryd Gonzales is WMA's Regional Representative for the Central Valley, Coastal and Los Angeles areas. He can be reached at 17011 Beach Boulevard, Suite 900 PMB 586, Huntington Beach, CA 92647; phone 714.475.3394; or email jarryd@goodprgroup.com

Welcome New Members

Antelope Valley Mobilehome Park, *Rosamond*

Bell's Trailer Village, *Woodland*

Colliers International Valuation and Advisory Services, *San Diego*

Comunidad Nuevo Lago, Inc., *Fresno*

Creative Energy Solutions, LLC, *Escondido*

Green Oaks Mobilehome Park, *Tracy*

Hahn Trailer Park, *Orland*

HCN Bank, *Riverside*

Idle Wheels MHC, *Bakersfield*

Le Sage Riviera MHP, *Grover Beach*

Nuance Homes, *Sacramento*

Riverside Mobilehome Park, *Walnut Grove*

SK Mobilehome Park, *Torrance*

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MEMBERSHIP NEWS

Melissa Martinez-Moore | Director of Membership & Education

Transforming the Membership Experience at WMA

Welcome to the 2024 WMA Annual Convention & Expo! We encourage you to take full advantage of this once-a-year event. This year's Convention is sure to please, from the dynamic Expo and seminars to the networking and entertainment lineup.

WMA's Membership and Education Team will be on hand at the WMA Host Booth, so be sure to stop by and say "hi."

We look forward to sharing with members some exciting technological changes we will be implementing soon.

Introducing Our New Technology Stack: A Path to Enhanced Efficiency and Innovation

Since last year, we've been hinting at an exciting revamp of our technology at WMA. After collaborating closely with our board and committees, we have gained valuable insights into our industry's needs and wants. We are thrilled to announce the implementation of a new technology stack designed to improve our member services and drive innovation throughout our organization.

What's a 'Technology Stack'?

A "technology stack" refers to a combination of tools, programming languages, and technologies that work together to create bet-

ter experiences for our members. It's the backbone of our digital services, enabling us to deliver high-quality content and support effectively. By upgrading our technology stack, we can ensure that we meet current demands and anticipate future needs.

Here's a sneak peek at future innovations for WMA and its members.

New Website and Learning Platform

One of the most exciting developments is our new website and learning platform. We recognize that flexibility is crucial for our members, and this platform will allow you to log in and access our popular MCM courses at your convenience. Whether you have a big meeting on the same day you have a busy schedule, you will be able to engage with the courses in whatever way fits your routine.

This on-demand learning approach is designed to empower you to take charge of your professional development.

Mobile-Friendly Experience

In addition to our learning platform, we are also committed to revamping our website to be mobile-friendly. We understand that many of you access information on the go, and we want to make WMA services more accessible than ever.

Expect a streamlined design and enhanced features that allow you to interact conveniently with WMA from your smartphone. Whether you're accessing course materials, checking updates, or communicating with us, everything will be available right in the palm of your hand.

Enhanced Member Engagement

With our new technology stack, we also aim to improve member engagement. The upgraded platform will offer ease of use as you manage yourself and your team.

What to Expect in Coming Months

As we transition to these new systems, WMA is dedicated to maintaining the highest level of service. We will continue prioritizing your needs and value your input throughout this process. We encourage you to reach out with any questions, feedback, or suggestions. Our team is eager to engage with you and address your concerns.

Data Review and Updates

In the coming months, we will also meticulously review our data. Accurate information is vital for delivering personalized services, so we would welcome any updated information about your organization. This ensures that as we transition to the new website and

platform, members have full access to their data and can engage meaningfully with our offerings.

My staff and I are genuinely excited about the enhancements this new technology stack will bring to WMA and our members!

By embracing these changes, we are improving our services and fostering an environment of innovation and collaboration. Your continued support is invaluable as we embark on this journey together.

Melissa Martinez-Moore is WMA's Director of Membership & Education. She can be reached at 2295 Gateway Oaks Drive, Suite 240, Sacramento, CA 95833; phone 916.448.7002, extension 4022; fax 916.448.7085; and email melissa@wma.org.



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Failure-to-Maintain Lawsuits in California: Best Practices for Mobilehome Parkowners and Managers

In California, mobilehome parkowners and managers face a unique set of challenges, including the risk of failure-to-maintain (“FTM”) lawsuits.

These lawsuits arise when tenants claim that the parkowner and/or manager has failed to adequately maintain common areas, facilities, or utilities, leading to unsafe or unhealthy living conditions. Such claims can result in costly litigation, the potential for enormous verdicts, and damage to a park’s reputation.

To minimize these risks, parkowners and managers need to remain ever vigilant in learning common trouble areas and ensure they have a clear understanding of their legal obligations. Parkowners and managers need to ensure that they implement the best practices for maintenance and resident relations to avoid such claims.

FTM claims often focus on allegations that the park has not been kept in a safe, clean, and habitable condition, and commence with 30 days’ prior notice of the intention to commence the action. (See Civil Code Section 798.84.)

These claims can include a wide range of issues, such as poor infrastructure maintenance, inadequate utility services, neglect of common areas, pest infestations, and failure

to address safety hazards.

The following is a brief list of best practices to help avoid FTM’s:

- **Regular Inspections and Prompt Repairs:** Conduct regular inspections of common areas, utilities, and park infrastructure to identify maintenance issues early. Implement a proactive maintenance schedule, and respond promptly to repair requests. Document all inspections and repairs to demonstrate your commitment to maintaining the property.
- **Resident Communication:** Establish open lines of communication with residents. Encourage them to report maintenance issues and safety concerns immediately, and in writing, for accurate record-keeping. Responding promptly to complaints and keeping residents informed about repair timelines can help prevent disputes from escalating into legal claims.
- **Compliance with Health and Safety Regulations:** Ensure that your park complies with all applicable local, state, and federal health and safety regulations. This includes maintaining adequate water and sewage systems and infra-

structure, ensuring proper fire safety measures are in place, and keeping the park free from hazardous materials.

- **Proper Training for Staff:** Parkowners need to ensure that park management and maintenance staff are properly trained in identifying and responding to potential maintenance issues. Importantly, park staff should be specifically trained in effectively responding to residents’ concerns in a timely manner.

Park employees and vendors should be knowledgeable about the park’s maintenance procedures and emergency response protocols.

- **Documentation and Record-keeping:** Maintain detailed records of all maintenance activities, resident complaints, response to resident complaints, and communication regarding repairs. Proper documentation can serve as crucial evidence if a lawsuit is filed, showing that the parkowner or manager took reasonable steps to address maintenance issues.

For example, a park should regularly take photos (with date and timestamps) of common areas to document



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current conditions. Photographs taken over time — demonstrating a park’s ongoing infrastructure condition, repair, maintenance, and improvement efforts — can be very effective in countering tenant photos typically used to show dilapidated conditions at a specific point in time, often prior to the repair of said conditions.

- **Insurance Coverage:** Carrying appropriate insurance coverage is essential to protect against potential liability. Policies should include coverage for general liability, property damage, and failure to maintain claims, where available, as well as excess coverage.

Review your insurance coverage regularly with an insurance professional to ensure it adequately protects your park against these specific risks.

Proper insurance coverage can provide financial protection and support in the event of a FTM lawsuit, helping to cover legal costs, settlements, or judgments.

It is imperative that parkowners evaluate coverage on a continual basis as carriers continue to carve out FTM litigation, making avoidance of these claims even more important.

- **Legal Compliance and Risk Management:** Regularly review your park’s maintenance practices with legal counsel to ensure compliance with current laws and regulations. Consider implementing a risk management program that includes periodic legal audits of park conditions and practices.

- **Annual Estoppel Certificates:** A properly worded Estoppel Certificate can pare down claims if not raised and identify potential claims that need to be addressed.
- **Arbitration Agreements:** A properly prepared Arbitration Agreement under the Federal Arbitration Act could assist in avoiding costly and unpredictable jury awards.

Understanding and meeting the expectations of mobilehome park tenants is critical to maintaining a positive relationship and minimizing the risk of potential legal claims or FTM suits.

Common tenant expectations include providing a clean and safe environment, trash collection, reliable utility services, prompt response to maintenance requests, effective pest control, and clear and open communication.

By taking proactive steps to maintain the property, communicate effectively with residents, and comply with legal requirements, mobilehome parkowners and managers can significantly reduce the likelihood of FTM lawsuits.

Implementing these best practices not only helps avoid costly litigation, but also enhances the overall living experience for residents, leading to a healthier and more harmonious community. If you have concerns about your park’s maintenance obligations or face potential legal claims, consult with experienced legal counsel to ensure your interests are protected.

To hear a more in-depth analysis of FTM lawsuits, attend the educational seminar presented

by John Pentecost and Ryan Egan at WMA’s Convention & Expo in October.

This article is intended for informational purposes only and does not constitute legal advice. Parkowners and managers should consult with an attorney for specific guidance related to their unique circumstances. ■

Ryan Egan is a partner at Hart Kienle Pentecost, where he focuses on real estate and land use matters. He can be reached by phone at 657.622.4703; or by email at regan@hkplawfirm.com.

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PRESIDENT'S REPORT

Virginia Jensen | President 2023 – 2024

2024 — A Year of Paving the Way to a Brighter Future

Serving as President of WMA this past year has been an amazing honor. During this time, our organization has navigated significant changes, setting the stage for the next generation of parkowners.

This year has affirmed my long-standing belief in the exceptional dedication of our staff, who continually strive to enhance service to our members.

Before my tenure as President, my involvement with WMA was limited to committee and board roles, providing only a glimpse of the organization's full scope.

Now, having worked closely with every department — membership, local and state government, finance and accounting, the political action committee, and various other committees — I have gained a comprehensive view of our collective efforts to support and protect parkowners and managers across California.

The year 2024 has been a year of notable transformation for WMA, marked by a significant shift toward a brighter future.

Under the adept leadership of Executive Director Doug Johnson, we successfully orchestrated a crucial office move. Faced with the expiration of our lease in July, Doug and I explored and discussed various options.

Despite a deep attachment to our previous headquarters, we recognized the financial advantages of relocating. Our new office, just a few exits up Interstate 5, will save WMA hundreds of thousands of dollars over the next decade. This cost-effective move allows us to reinvest in our organization, further enhancing the exceptional service we provide to our members.

In addition to the office move, we embarked on a major upgrade of our website and database, set to go live early next year. Having relied on the same systems for 15 years, this modernization will significantly improve how members access online resources for education, event registration, and membership renewals to name a few.

The complexity of this project was eye-opening, but thanks to the expertise of our membership and finance departments, we are poised for a more efficient and modern WMA experience.

One of the highlights during the past year has been the work of our legislative department, in conjunction with our excellent regional representatives, as they continue their successful park tour program.

This initiative has brought WMA members and lawmakers together at parks in their districts, pro-

viding valuable insights into our industry from those who operate the parks.

Over the past year, we have conducted more than 15 such tours statewide, and I extend my gratitude to the parkowners and managers who participated. Many of the lawmakers came away with a new understanding of the challenges our industry faces.

These tours have been instrumental in advancing our legislative goals, including defeating statewide rent control, preventing tenants from having a right of first refusal to purchase mobilehome parks, and opposing a proposed law that would mandate all-electric mobilehomes.

As President, I am especially proud of my fellow WMA members for getting involved. They have actively engaged in our monthly Coffee Talk series, MCM training classes, local government meetings, and legislative advocacy through our VoterVoice platform.

Your participation ensures our collective voice is heard and strengthens our position with policymakers and legislators.

Thank you to everyone who has stepped up. Together, we are better equipped to defend and protect our industry and secure our future in California.

As we look ahead, WMA is gaining momentum, and there is a strong sense of optimism about our future. Our dedicated staff, engaged membership, and committed leadership team are driving us forward.

Serving as President has been an incredible honor, and I am grateful for your support. I eagerly anticipate witnessing WMA's continued growth and effectiveness. ■

Virginia Jensen is WMA's current President on the Board of Directors. She helps run and operate her family's portfolio of properties located throughout San Diego County. She can be reached at terryentparks@aol.com.



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BOARD OF DIRECTORS

2023 – 2024



President

Virginia Jensen was raised in the mobile-home park industry. Today, she helps run and operate the family portfolio of properties located throughout San Diego County. She is part of a coalition of parkowners who secured ordinance amendments in Chula Vista, which included vacancy decontrol. Virginia is also part of a parkowner coalition from which politicians and elected officials seek endorsements and support. They have built a model of how mobilehome parkowners and local jurisdictions can work together to provide stability to both residents' rents and community operations that should be emulated throughout California. She is the voice for San Diego County on our PAC Board.

President-Elect

Andy Balaguy is the Facilities Infrastructure Manager for HCA Management Company. He is responsible for all infrastructure and day-to-day maintenance of 15 manufactured housing communities, as well as training maintenance personnel, OSHA compliance, work safety, and website design. Andy oversees all state-required annual inspections and maintenance of the communities' utilities. Andy holds a Bachelors degree from CSUS in Communications, is a WMA Certified Manufactured Housing Community Manager and a licensed Manufactured home dealer in the State of California.



Secretary

Candace ("Candy") Holcombe is the Vice President of Operations, manufactured housing division for Watt Capital. She has been in the manufactured housing industry since 1987 and has considerable experience in leadership, coaching, property management, home sales and community development for real estate assets owned by individuals, family partnerships, trusts, non-profit organizations, and municipalities. A frequent industry speaker and instructor, Candy currently serves as Chair of the WMEG Education Committee, and several additional committees.



Treasurer

Ernie Schroer is the managing general partner of a real estate portfolio that includes mobilehome parks and retail property. He worked as a financial executive for over 25 years prior to his involvement in the manufactured housing industry. He serves on WMA's Committee to Save Property Rights, is a past president of the WMA Board, and is a recipient of the Busch Carr McAdoo Award. He has a BS degree in accounting and an MBA from California State University at Northridge. He is an avid bicyclist.



At Large Regional Director

Ryan Jasinsky is the Director of Property Management for Brandenburg, Staedler & Moore, operating over

14 manufactured home communities and approximately 3,500 spaces in the Bay Area. Ryan has been in the real estate industry since 2008, in the manufactured home industry since 2016, is a licensed real estate broker, and is a graduate from the University of California San Diego. He is MCM certified and has been on the WMA PAC Board of Trustees since 2018. Ryan also serves on the San Jose Housing and Community Development Commission as the Mobilehome Landlord Representative.

At Large Regional Director

Walter A. Newell is a third-generation parkowner from Northern California. Walter is President of Newell Properties and manages mobile-home parks and other residential real estate.

Walter has served on the WMA Political Action Committee for over ten years and is active in the Suisun Valley, Napa Valley and Vallejo areas. Walter's grandfather and father starting developing the family's mobilehome communities dating back in the early 1960's. Walter is a graduate of Sacramento State University and also is a 22-year club member of Vallejo Rotary International.



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At Large Regional Director

Greg O'Hagan is the Managing Director for Rutherford MHC Management, Inc. oversees Rutherford's

manufactured housing portfolio consisting of 21 communities and over 4,000 spaces in California. Greg is also responsible for Rutherford MHC Management's corporate affairs, financial growth, and development of regional and on-site managers. Greg has been a member on the Orange County MHET. Greg is a graduate of Concordia University Irvine.



At Large Regional Director

Gregg Kirkpatrick is a Principal and Owner of Kirkpatrick Companies, located in Long Beach. The company

owns retail centers, mobilehome parks, apartments, and mini storage facilities. They specialize in providing capital to existing partnerships and/or buying new deals that need restructuring and/or work. Gregg attended the University of Southern California and earned a BS degree. He is a trustee for the Vistamar School in El Segundo. Gregg previously worked for CBRE and started investing in mobilehome communities a number of years ago. He is a long-time member of WMA and a member of its Legislative Committee.



Central Regional Director

James Joffe, President and Principal of J&H Asset Property Mgt., Inc., has an extensive background

in working with utility systems, rent control ordinances and lease negotiations. He spearheads new growth in acquiring properties to manage. Jim has served as president of WMA, as well as serving many terms on advisory boards for the mobilehome park

industry. He is a featured speaker and presenter at many of the industry's teaching seminars and events and often contributes articles to the *Reporter*. Jim was awarded the 2011 Busch, Carr and McAdoo Award for his contributions to the industry. He has chaired the WMA Small Parks Committee and has served on the Legislative and Renaissance Committees. Jim is a Licensed Real Estate Agent and Licensed Mobilehome Dealer.



Southern Regional Director

Bob Baranek has worked with Continental Mobile Housing, Ltd. since April of 2002. Continental

Mobile Housing, Ltd. is located in San Diego, CA. In November of 2008, Oakridge — the company's flagship park — was burned down due to the Sayer Fire, 488 homes were lost. Since that time, Bob has approved all of the homes that have been installed in the community. In the process, he has worked with 22 different dealers. He has also sold many homes. He is an expert in rebuilding parks.



Immediate Past President

Chad Casenhiser joined Bessire and Casenhiser in 2005. He currently supervises a portfolio of

properties in Southern California and Idaho. Along with his responsibility of managing properties, Chad also oversees the other B&C property managers and the overall operations of the company. He is currently a Board member of the Orange County MHET, the CMHI and WMA. Chad is also on WMA's Political Action Committee and a regular presenter at MCM seminars and Convention. He also does presentations for MHET. Chad is a graduate of the University of Colorado at Boulder and a Licensed Real Estate Broker. ■

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2023

ANNUAL MEETING MINUTES

At the WMA Annual Meeting held at the Peppermill Resort Spa Casino, Reno, Nevada on October 25, 2023, elections were held for the 2023-24 Board of Directors. The following were elected to office:

President

Virginia Jensen

President-Elect

Andy Balaguy

Secretary

Candy Holcombe

Treasurer

Ernie Schroer

At Large Regional Director

Ryan Jasinsky

At Large Regional Director

Walter Newell

At Large Regional Director

Greg O'Hagan

Northern Regional Director

Gregg Kirkpatrick

Central Regional Director

Jim Joffe

Southern Regional Director

Bob Baranek

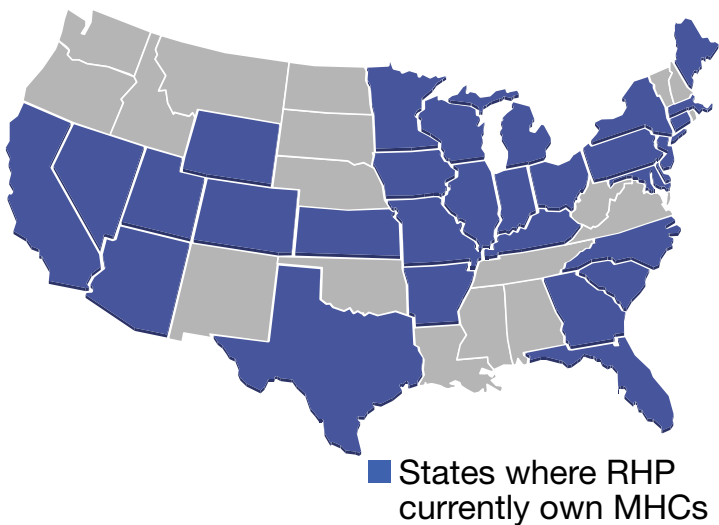
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Chad Casenhiser




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2024 WMA CONVENTION & EXPO

Schedule of Events

Monday, October 14, 2024

1:00 – 6:30 p.m.	Badge and Ticket Pick-Up	Promenade Group Desk
5:00 – 7:00 p.m.	Networking Cocktail Reception	Villaggio Del Sole Terrace 1

Tuesday, October 15, 2024

8:00 a.m.	Registration Opens	Promenade Group Desk
7:30 – 9:00 a.m.	Coffee Service and Light Pastries	Promenade Group Desk
	Educational Seminars	
9:00 – 10:00 a.m.	<ul style="list-style-type: none"> • CSPR: Property Rights • MCM: Review of Legal and Operational Challenges • MCM: Rules and Regulations to Ease Your Mind 	Molise Ballroom 4-5 Modena Ballroom
9:00 – 11:00 a.m.	<ul style="list-style-type: none"> • Legal and Management Advice 	Marche Ballroom
10:15 – 11:15 a.m.	<ul style="list-style-type: none"> • MCM: Is a Trailer an RV? Can It Become a Mfd. Home? • MCM: Water — Maximize Recovery, Minimize Usage 	Modena Ballroom Molise Ballroom 1-3
11:30 a.m. – 12:30 p.m.	Kick-Off Luncheon	Milan Ballroom
12:30 – 2:45 p.m.	Expo Opens	The M Pavilion
3:00 – 4:30 p.m.	Educational Seminars	
	<ul style="list-style-type: none"> • Update on New Laws 	Modena Ballroom
4:30 – 7:00 p.m.	Welcome Reception in Expo with Wine Tasting + Dinner Buffet	The M Pavilion

Wednesday, October 16, 2024

7:30 a.m. – 3:00 p.m.	Expo Hours	The M Pavilion
7:30 – 8:45 a.m.	Breakfast in Expo	The M Pavilion
8:00 a.m.	Registration Opens	Promenade Group Desk
	Educational Seminars	
9:00 – 10:00 a.m.	<ul style="list-style-type: none"> • MCM: Best Practices Failure to Maintain Lawsuits • MCM: Do's & Don'ts — Tenancy Applications, Transfers • MCM: Injury Illness Prevention and Compliance 	Molise Ballroom 1-3 Modena Ballroom
9:00 – 11:00 a.m.	<ul style="list-style-type: none"> • Legal Management Advice Panels 	Marche Ballroom
10:15 – 11:15 a.m.	<ul style="list-style-type: none"> • MCM: Clear and Present Danger of the Times • MCM: Fair Housing Laws 	Modena Ballroom Molise Ballroom 1-3
12:00 – 1:30 p.m.	Annual Meeting & Luncheon	Milan Ballroom
1:30 – 2:30 p.m.	Desserts and Drawings in Expo	The M Pavilion
3:00 p.m.	Expo Closes	
5:30 – 6:30 p.m.	Pre-Dinner Dance Cocktails	Milan Ballroom Promenade
6:30 – 10:00 p.m.	President's Dinner Dance	Milan Ballroom

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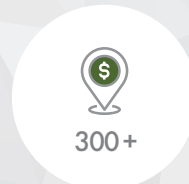
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**TUESDAY,
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CSPR: Property Rights

This seminar will cover the latest on regulatory takings, including the Supreme Court's recent "exactions" decision in *Sheetz v. El Dorado County* (litigated by the panelists) and the prospects for challenging rent control.

Panelists will also provide a brief update on pending litigation challenging (1) AB 2782's repeal of the exemption from local rent control ordinances for long-term leases and (2) local ordinances that are forcing mobilehome parks to discriminate against families with children and stay (or become) seniors-only communities.



Paul Beard II is a land-use and environmental attorney, representing clients before cities, counties, and state agencies in California, as well as in litigation implicating the right to use, develop, or lease property. He represents a wide range of clients, including those in the oil-refining and railroad industries, residential and commercial developers, mobilehome parks, landlords, and non-profit associations whose mission is to promote rights of their members. His substantive areas of expertise include federal constitutional law, a variety of federal and state environmental statutes, the California Coastal Act, and California's Proposition 65.



Larry Salzman leads the Pacific Legal Foundation's legal department and is responsible for shaping their legal strategy and integrating its litigation,

legal policy, research, and constitutional scholarship programs. He oversees PLF's U.S. Supreme Court docket and helps PLF's nearly 60 attorneys and support staff bring effective cases to secure enduring legal change for liberty. Larry has been a public interest litigator for nearly two decades, focusing on property rights and economic freedom. He has been with PLF for more than a decade.

Legal and Management Advice

As laws change and court decisions are handed down, it becomes necessary to adjust our business practices to keep pace with the changes.

This seminar will focus on recent developments in the industry and the adjustments owners need to make.

These open forums will bring together leading industry attorneys and property managers to answer your questions and address your concerns.



Joy Nagel, Moderator, started working in the manufactured housing industry in May 2012 as an onsite manager, shortly before being promoted to Regional Property Manager. She joined Bessire & Casenhiser, Inc. in May 2016 as a Regional Property Manager and has acquired both her California real estate sales and broker's licenses. Joy has experience working directly with homeowners' association boards, non-profit and rent-controlled communities, along with rental homes — providing her with hours of "hands-on experience."

Andy Carey is President of Monolith Properties, operating over 50 manufactured housing communities in California and Oregon. He has led mobilehome park operation teams since



2012 and was previously Manager of Real Estate for Granite Construction, and Managing Partner of a boutique real estate investment group. Andy is a past president of WMA and a member of WMA's Legislative Committee.



Harmeeet K. Chana is a solo practitioner providing legal representation to mobilehome and RV park owners and managers since 2003. She has been an active member of WMA since 2005 and has conducted industry educational workshops and spoken at conferences for those in the industry. She focuses on anticipating problems before they develop and preparing agreements structured to bypass court proceedings.



Peter Lau is a property supervisor who has worked in the industry since 2016 after a number of years in commercial real estate sales and leasing. He is a Property Supervisor for Les Frame Management and is actively involved in all aspects of the mobilehome industry. He is in tune with each park's finances, legal issues, and capital improvement projects, along with training and supporting the onsite management teams.



Dan Rudderow has been a civil litigator for 30 years and is the founding father of Rudderow Law Group. Dan is passionate about aggressively protecting property rights and business interests on behalf of the manufactured housing industry. The firm handles constitutional challenges to rent control laws, seeks rental agreements, park rules, and will attend jury trials. Dan has also authored numerous articles about industry issues.



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Hart Kienle Pentecost represents community owners and park management companies to help address any and all of the legal issues that arise on a daily basis in this highly regulated industry.

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MCM: Golden & Otherwise – Rules and Regulations to Ease Your Mind, Make More Money, and Have Happier Tenants

This seminar will assume you have basic knowledge of MHC Rules and Regulations. Participants will learn advanced techniques in phrasing rules in a friendly, non-threatening language, while enhancing enforceability and clarity. Specific rules will receive a “deep dive” into age restrictions, subleasing, insurance, etc. Bring your questions!



Rob Coldren is owner, president, and “Chief Imagineer” officer at Coldren Law Offices with over 45 years serving the manufactured housing and recreational vehicle park industry. Rob is a parkowner himself and brings a business perspective to legal solutions.

MCM: ... Just Because You Can, Should You? (a review of legal and operational challenges facing onsite teams and ownership)

A powerful review of the legal and operational challenges facing onsite teams and ownership today. Joe and Ruben will navigate you through the subject matters of companion animals, healthcare providers, additional occupants, and your favorites — like pets and trees. We will review the legalities for the Standards of Occupancy along with home upgrades upon resale. If you have unanswered legal and management questions, this is the seminar for you!



Joseph Carroll represents manufactured housing communities throughout California (from Imperial to Lassen). His practice focuses on advising manufactured housing communities and managers on the California MRL, day-to-day community operations (resident relations), termination and unlawful detainer cases, Title 25 compliance, MRLPP, and other HCD issues.



Ruben Garcia is a Vice President of Newport Pacific Capital Company, Inc. He is a recognized leader in the mobilehome industry. With over 20 years of experience in the spectrum of issues facing manufactured housing communities, Ruben is responsible for developing comprehensive forms, guidelines, and operating procedures specific to the unique requirements of each individual community. He is a subject matter expert in California Civil Code provisions, CCR Title 25, CPUC requirements, and Fair Housing guidelines.



Carla H. Robertson is an attorney with the Law Offices of Joseph W. Carroll, P.C. Carla moved from Pennsylvania to Sacramento to attend University of the Pacific, McGeorge School of Law and graduated in 2015. Carla remained in Sacramento after being offered a full-time position with Joe Carroll. She represents mobilehome parkowners and management companies throughout the state in landlord-tenant disputes, HCD inspections, MRLPP complaints, as well as other matters that may arise.

MCM: Is a Park Trailer an RV and Can It Become a Manufactured Home?

Can an RV be in a manufactured home community? Can a manufactured home be in an RV park? Can an RV become an actual manufactured home? Is a “Tiny Home” an RV or a mobilehome? Who oversees RV construction? What is a “modular”? What can be in the spaces in your community? Can a local jurisdiction deem your RVs to be manufactured homes?



Brad Harward was the Chief of Field Operations for the Division of Codes and Standards at the Department of Housing and Community Development (HCS) in Sacramento until his retirement. Brad has over 50 years' experience in the mobilehome/manufactured home industry, construction and maintenance fields. As the Pro-

gram Manager, Brad reorganized and rewrote the Mobilehome Parks and Installation regulations contained in Title 25, Chapter 2, of the California Code of Regulations and wrote many subsequent amendments.

MCM: Water — How to Maximize Recovery and Minimize Usage

As we know, water in California is a precious commodity for which prices are constantly increasing, and supply is an ongoing issue. What is a community owner to do? This panel will discuss how to recoup as much as possible of your water charges from residents and methods to conserve water in your community.



Ed Poole was admitted to the California State Bar in 1985 and has also been admitted to the U.S. District Court, Northern District of California, Ninth Circuit Court of Appeal, and U.S. Supreme Court. He received his B.A. (cum laude, 1982) from Bowdoin College and his law degree from University of the Pacific, McGeorge School of Law, where he was Legislation Editor of the *Pacific Law Journal* and worked with the California State Senate Committee on Insurance.



Gary Rader is a veteran of the manufactured housing industry and a utility expert who leads the billing team at ManageAmerica — the industry's first and only platform designed specifically for manufactured housing's unique needs and regulations. Gary brings his extensive mobilehome experience to ManageAmerica's best-in-class utility billing practices, a hallmark service of the industry-leading company for the last 25 years.

**TUESDAY,
OCTOBER 15
3:00 – 4:30 p.m.**

Update on New Laws

Laws impacting the industry change from year to year. This seminar will

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bring you current on recent legislative measures and how they impact you at all levels of operation in your communities. WMA's legislative advocate, along with advisors to the WMA Legislative Committee, will present the latest laws affecting the industry.



Andrew Govonar is a partner at Governmental Advocates, Inc., having joined the firm in 2000 as a lobbyist and strategic communications expert.

Andrew has expertise in areas that include business, health care, manufactured housing, nonprofits/museums, and workers' compensation. He has coordinated legislative advocacy programs and has extensive local election expertise, overseeing daily operations on a local growth initiative, as well as daily media relations and grassroots coalition efforts on a statewide ballot measure.



Paul Jensen provides business and legal advice for the needs and interests of owners, operators, and developers of manufactured housing communities and recreational vehicle parks throughout California. He represents clients on a variety of operational issues, such as abandonments, evictions, and rent control. Paul is deeply involved in the industry, with many annual speaking engagements for Western Manufactured Housing Communities Association (WMA). Before joining Hopkins Carley (now Lathrop GPM), Paul had his own practice in San Jose for over 40 years.



Chris Wysocki is WMA's Legislative Advocate. Chris brings over 30 years of experience, having served as Chief of Staff in the California State Senate; key advisor and counsel-

or to several legislative caucus leaders in both the State Senate and the State Assembly; and as a partner in a private consulting firm that managed numerous political campaigns, ballot initiatives, and government affairs for privately held corporations with business interests involving the State of California. He has also served as a leader of a national small business organization lobbying Congress and the federal government.

WEDNESDAY, OCTOBER 16 9:00 – 11:00 a.m.

MCM: Best Practices and How to Stay Away from Failure-to-Maintain Lawsuits

Join us for an informative session tailored for all management levels in the manufactured housing industry. We will delve into all things ADA and fair housing issues, including best practices, understanding insurance, what we have been seeing in the news, and how to avoid failure-to-maintain lawsuits. You won't want to miss this educational event. By attending, you will develop a deeper understanding of why ADA and fair housing claims should not be ignored.



Ryan Egan is a partner with Hart Kienle Pentecost, where he works in the areas of litigation and manufactured housing, focusing on real estate and land use matters. Since joining the firm, Ryan has successfully litigated dozens of trials and regularly handles land use matters in bankruptcy court. He also handles landlord-tenant disputes and discrimination claims on behalf of landowners. Previously, Ryan worked for a Los Angeles law firm, where he worked with business, commercial, and real estate law.



Megan Ellinghouse began her career at an insurance agency in Loomis, California. Now with over 25 years in the field, her experience includes customer service, claims, management, underwriting, and sales for personal and commercial insurance. Megan joined Albano, Dale, Dunn & Lewis (now Albano Insurance Solutions) in 2011. She represents numerous insurance carriers and brokerage markets, finding the best option for clients' personal and commercial insurance needs.

John Pentecost is shareholder and managing partner of Hart Kienle Pentecost, with over 30 years of significant experi-



ence representing manufactured housing communities. John has litigated numerous trials and has had extensive involvement in defending manufactured housing communities — ranging from ground lease dispute issues, state and federal discrimination issues, failure-to-maintain actions, and Americans with Disabilities Act (ADA) matters.



Josh Woods is an insurance agent who specializes in placement of coverage for mobilehome parks. He joined the California Southwestern Insurance Agency in 2011. At CSIA (where he is now Vice President), he helps develop insurance programs for new clients and assists with claims.

MCM: Injury Illness Prevention Program — Are You in Compliance?

The Injury & Illness Prevention Program (IIPP) reduces the risk of workplace injury and illness. CAL/OSHA requires every employer to establish, implement, and maintain an effective Injury & Illness Prevention Program. The IIPP establishes a management framework to reduce the risks associated with workplace injuries and illnesses, identify what is required to promote safety and health, and create an outline of policies and procedures to achieve safety and health goals.



Alfredo Jauregui has 25 years of experience in the fields of agriculture, construction, and general industry. He is a natural presenter, leader, highly skilled Senior Loss Control Consultant, and risk management professional. His focus is on providing the best possible solutions in health and safety to clients. Because Alfredo is bilingual, he is able to deliver professional service to a wider range of individuals.

Josue Ramirez has been involved in workers' compensation for eight years. He is a licensed insurance agent in California and a certified self-insurance ad-



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ministrator. Josue began his career as a workers' compensation insurance adjuster. Five years later, he transferred to the broker side, where he now works for Relation Insurance as a consultant in various industries.

MCM: Do's and Don'ts — Tenancy Applications and Managing Tenancy Transfers

This panel will discuss management best practices for reviewing, evaluating, and responding to tenancy applications. The panel will also discuss a common and related topic on responding to post-death transfers of tenancy — both known and unknown.



Lucas Coe is an associate in Lathrop GPM's litigation department. Lucas has represented clients in commercial litigation matters, primarily involving contract



Patricia Davis is Assistant Director of Property Management at Brandenburg, Staedler & Moore. She has been in the manufactured housing industry since 2012, leading departmental advancements by integrating new technologies to modernize systems, and updating policies and procedures to keep pace with industry changes.



Scott Evans is General Manager at Evans Management Services (EMS), where he has worked since 2010. He is a licensed California real estate broker and currently serves on WMA's Legislative Committee. Scott is also an advisor for the Frank J. Evans Charitable Foundation.



Joshua Holloway, CEO of 7th Dimension (7thDi), is a leader in cybersecurity with over 25 years of experience in IT infrastructure and security. Since founding 7th Di Technologies in 1999, he has expanded the company from serving the Greater Sacramento

area to supporting clients nationwide, with offices in El Dorado Hills and Reno. 7thDi provides comprehensive managed IT services, technology compliance governance, and cybersecurity solutions. Joshua's approach ensures businesses optimize their technology while enhancing security. His philosophy is "IT without limits."

Legal and Management Advice

As laws change and court decisions are handed down, it becomes necessary to adjust our business practices to keep pace with the changes. This seminar will focus on recent developments in the industry and adjustments that owners need to make. These open forums will bring together leading industry attorneys and property managers to answer your questions and address your concerns.



Jim Joffe, Moderator, is the President and Principal of J&H Asset Property Mgt., Inc. since 1986 and HomeQuest Home Sales. A frequent speaker at many industry seminars, Jim sits on the Boards of Directors of WMA, MHET, and CMHI. He is a recipient of the WMA Busch, Carr & McAdoo Memorial Award and the PAC award. Jim was also honored with the CMHI Lifetime Achievement, Jack E. Wells Memorial Award.



Andy Balaguy joined HCA Property Management in 2012 and serves as the company's Director of Facilities and Infrastructure. HCA manages a portfolio of mobilehome parks, self-storage facilities, office buildings, and industrial buildings located primarily on the West Coast. Andy is experienced and well-rounded in all facets of mobilehome park construction and maintenance.



Gregory Beam is an attorney who has specialized in mobilehome park law since 1984. Greg is an experienced trial attorney who also represents business owners and commercial landlords. He has more than 35

years' experience in representing manufactured housing community owners and operators throughout California with all of their legal needs. Greg has written articles for the *Reporter* and other trade magazines, and has been a speaker at various mobilehome industry events.



Candace Holcombe is Vice President of Operations, Manufactured Housing Division for Watt Capital. She has been in the manufactured housing industry since 1987 and has considerable experience in leadership, coaching, property management, home sales, and community development for real estate assets owned by individuals, family partnerships, trusts, nonprofit organizations, and municipalities.



Michael Mihelich is a proud graduate of San Diego State University and Western State University College of Law. He is a Riverside-based attorney, in practice since 1981, and a member of WMA since 1988. He has written a number of articles for the *Reporter* and has presented educational seminars specific to our industry for years.

MCM: A Clear and Present Danger of the Times — Are Community Owners Liable for Violent Acts Occurring Within the Community?

Acts of violence are becoming all too common in modern society. What if a violent act occurs inside a manufactured home community? Can a community owner and operator be liable for injuries to a victim, or be liable to a victim's family if the victim is killed? Does it matter if the violent act is committed by a resident or non-resident? Is there a legal duty to take precautions to prevent violent acts from occurring inside the community, and does that include evicting a resident who threatens violence?

Ariel Bedell brings 20+ years of real estate, business, and litigation experience to the ownership and operation



of mobilehome/RV parks across the state — ranging from buy/sell, residential relationships, residency documents and policies, and enforcements and evictions, to land use and local/state regulatory matters. With her experience as a business owner, Ariel provides practical, business-oriented solutions to set clients up for long-term success.



Teri Lazorisak has practiced law in California since 1989 and has over 30 years of experience as a litigator. She is a partner at Cooksey Toolen Gate Duffy & Woog, located in Orange County, California. A significant portion of her practice involves representation of manufactured home community owners and apartment building owners. She enjoys talking to and collaborating with others in the industry.



Matthew Pahl is a partner at Cooksey Toolen Gate Duffy & Woog, with 20+ years of litigation experience. He handles cases involving property management, insurance coverage, land use, wrongful death, and personal injury. He has often appeared before the California Court of Appeal and successfully argued several cases involving property management or development.

MCM: Fair Housing Laws, Reasonable Accommodation Requests, and the Unintended Effect on Reducing Dedicated Senior Housing

The panel will provide a general overview of relevant California and federal Fair Housing Laws, and the ever-escalating number of “reasonable accommodation” requests. The discussion will also include an overview of the administrative process involved in responding to a formal complaint.

During the panel conversation, the panelists will share their experiences and perspectives on the growing trend of converting older-person communities to all-age communities in response to an underserved, aging population burdening parkowners and frustrating management.



Andrew Ditlevsen is a shareholder/partner with Lathrop GPM (previously, Hopkins & Carley) and chairs the firm's manufactured housing practice group. He advises hundreds of manufactured housing community owners throughout California on ordinances, and the closure and conversion of communities to other uses. Andrew is also one of WMA's service & industry members.



Adam Evans is Director of Operations with Evans Management Services. But his involvement with mobilehome park management and operations started more than 13 years before that. Adam was an accounting manager, portfolio manager, and onsite manager of maintenance at six mobilehome parks, giving him a deep knowledge of laws and regulations affecting our industry.



Ryan Jasinsky serves as Director of Property Management at Brandenburg, Staedler & Moore, overseeing the operations of 14 manufactured home communities and approximately 3,500 spaces in the Bay Area. Ryan has been in the real estate industry since 2008 and has worked in the manufactured home industry since 2016. He is a licensed real estate broker and has served in a variety of roles with WMA, including At-Large Regional Director on the PAC Board of Trustees. ■

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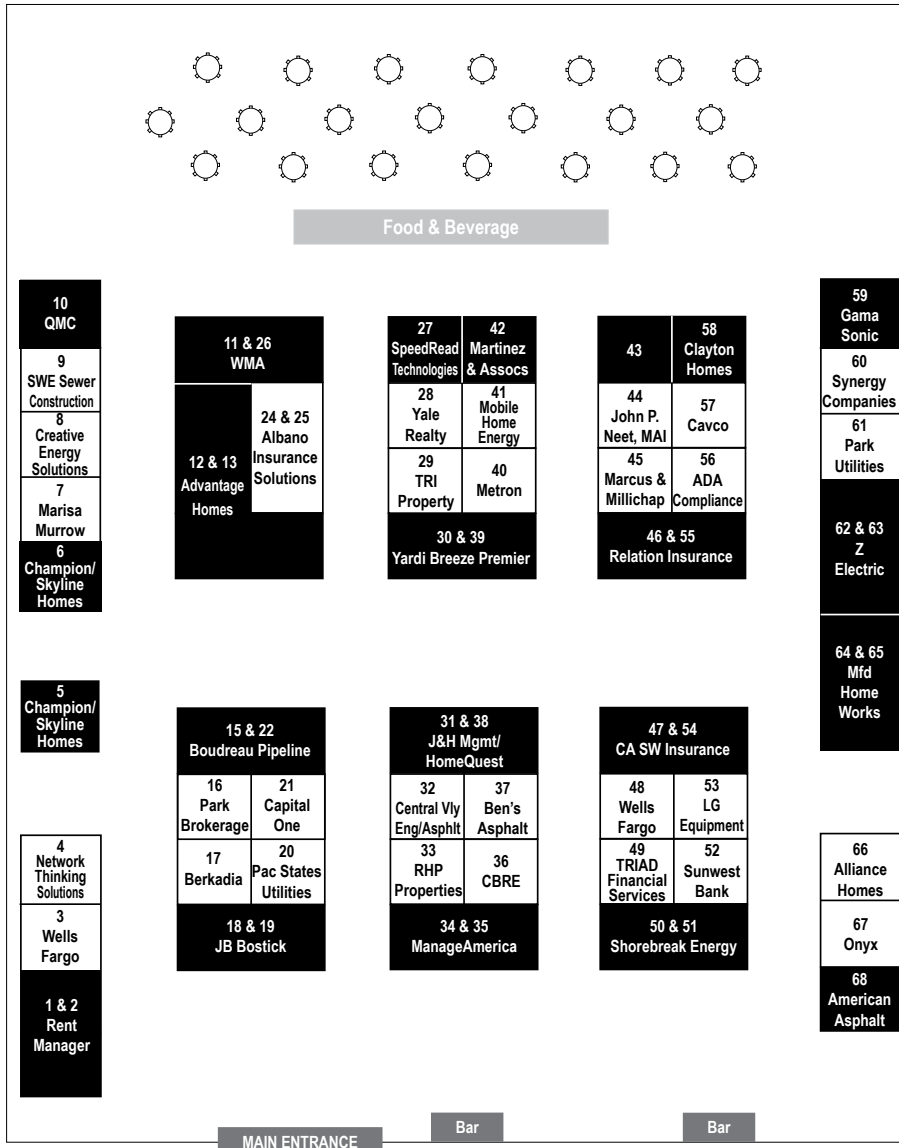
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- 40 Metron Sustainable Services
- 67 Onyx Capital
- 1 & 2 Rent Manager
- 33 RHP Properties
- 49 TRIAD Financial Services, Inc.
- 3 Wells Fargo

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- 4 Network Thinking Solutions

EXHIBITORS

- 56 ADA Compliance
- 24 & 25 Albano Insurance Solutions
- 66 Alliance Manufactured Homes
- 37 Ben's Asphalt, Inc.
- 17 Berkadia
- 36 CBRE National MHRV Advisors
- 32 Central Valley Engineering/Asphalt
- 58 Clayton Homes
- 8 Creative Energy Solutions
- 59 Gama Sonic Solar Lighting
- 48 HCN Bank
- 44 John P. Neet MAI
- 53 LG Equipment
- 7 Marisa Murrow
- 42 Martinez & Associates
- 41 Mobile Home Energy
- 20 Pacific States Utility Company
- 16 Park Brokerage & Commercial
- 61 Park Utilities
- 10 QMC Metering Solutions
- 27 SpeedRead Technologies
- 52 Sunwest Bank
- 9 SWE Sewer Solutions
- 60 Synergy Companies
- 29 TRI Property Management
- 11 & 26 WMA
- 28 Yale Realty & Capital Advisors

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- 18 & 19 JB Bostick Company, Inc.
- 34 & 35 ManageAmerica
- 64 & 65 Manufactured Home Works
- 46 & 55 Relation Insurance
- 50 & 51 Shorebreak Energy
- 30 & 39 Yardi Breeze Premier
- 62 & 63 Z Electric Wire Works, Inc.
- 68 American Asphalt
- 21 Capital One NA

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(at time of publication)

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Eevaán Tré Is Back!

Those who attended WMA's Convention & Expo in 2022 will be glad to know that Eevaán Tré is back this year ... performing once again at the President's Dinner Dance!

Eevaán is an R&B / Soul artist from Coachella, California, who has transformed a unique blend of soul, pop, and blues into his own brand of music — music that never fails to captivate audiences wherever he performs.

Venues have included the Coachella Music & Arts Festival, the Palm Springs International Film Festival, the Hard Rock Hotel, and the Stratosphere in Las Vegas.

The talented group of performers who belong to his band (Eevaán



Tré and The Show) do an excellent job of entertaining.

Band members are: David Morales, Juan Rios, Ricardo Carranza, Joshua Thomas, Ivan Garcia, and Daniela Jimenez.

'Laughing Ocean' — Enter Raffle to Win!

Mobilehome parks are commonly perceived as gritty (yet affordable) forms of shelter.

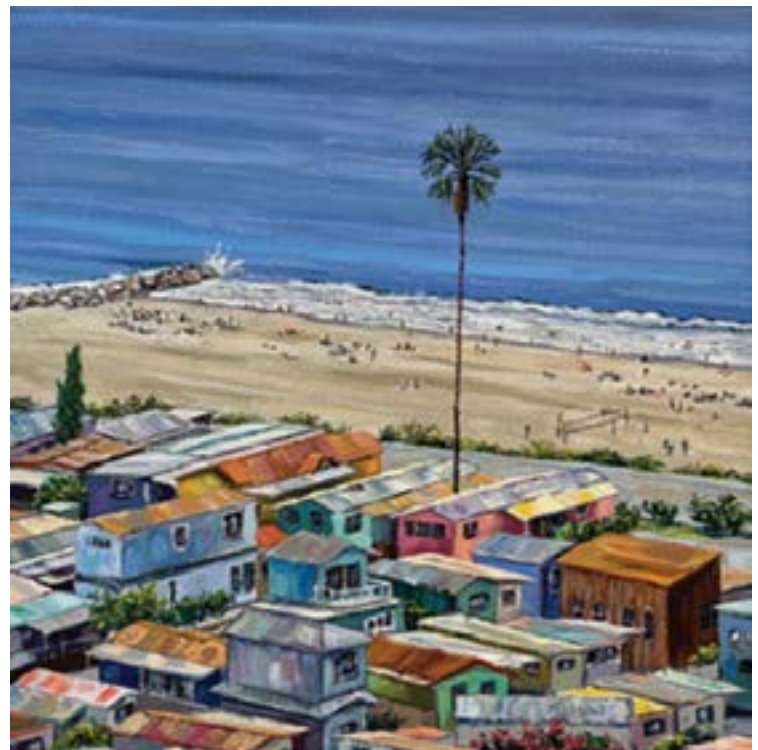
The homes depicted in this painting face the Pacific Ocean like a captive audience, worshipping the waves and the sun as they squeeze their way to the coast.

Artist Marisa Murrow is obsessed with giving this type of housing an elevated presence, celebrating adventures of escape and connecting with others.

With the ocean at their front door ... almost for free! ... these homes have become an iconic part of the California landscape.

WMA's Registration Booth will have a limited number of raffle tickets — for a chance to win this painting.

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*"Laughing Ocean" – 12" x 12" (without frame)
Artist: Marisa Murrow*

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Our **mission** is to **continuously analyze** our clients' real estate portfolios, **maximize revenue**, and seek out additional income streams for our clients by **increasing** their real estate holdings and **overall wealth**.

If you are curious about the current **value** of your commercial property, have questions regarding other properties in your area, or would like rental or sales **comps**, we would be happy to provide this information for you and your partners/family. We offer financial **analyses** and **market** information at **no cost or obligation** to you. Please contact us at one of our numbers below if you are interested in one or all of these services.

Additionally, if you are in need of **property management services** or currently employ a management company that is not fulfilling your properties needs, please contact us for a **free confidential evaluation** and to discuss our management approach and strategy. Our company employs a **team of high-level managers**, leasing agents, contractors, vendors and maintenance individuals who provide the best results for our properties and our clients. Let us show you how **we stand out** from other firms!

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ADDRESS: 32075 SIERRA DRIVE,
LEMON COVE, CA 93244
SPACES: 60 TOTAL SITES
YEAR BUILT: N/A
LOT SIZE: 11.92 AC
PARK TYPE: ALL-AGE COMMUNITY

Contact Adrian Garcia
at 909 945 8878 for
more information!

Parkers Trailer Park



ADDRESS: 9585 E GARVEY AVENUE,
SOUTH EL MONTE, CA 91733
SPACES: 46 TOTAL SITES
YEAR BUILT: 1946
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PARK TYPE: ALL-AGE COMMUNITY

Contact Victor Martinez
at 909 945 8989 for
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FINANCIAL REPORT

Year Ended May 31, 2024

STATEMENT OF FINANCIAL POSITION — May 31, 2024

ASSETS

Current Assets

Cash and Cash Equivalents	\$ 220,982
Investments	5,170,197
Accounts Receivable	93,487
Interest Receivable	42,943
Inventory	10,398
Prepaid Expenses	146,355

Total Current Assets 5,684,362

Non-Current Assets

Property and Equipment, Net	82,653
Leasehold Deposit	16,091
Right-of-Use Asset	39,500

Total Non-Current Assets 138,244

Total Assets \$5,822,606

LIABILITIES AND NET ASSETS

Current Liabilities

Accounts Payable	\$ 87,791
Accrued Expenses	177,394
Deferred Revenue	1,473,755
Lease Liability — Current Portion	26,144

Total Current Liabilities 1,765,084

Non-Current Liabilities

Lease Liability - net of current portion	15,096
--	--------

Total Non-Current Liabilities 15,096

Total Liabilities 1,780,180

Net Assets

Without Donor Restrictions	
Undesignated	2,566,743
Board Designated for Committee to Save Property Rights	1,475,683

Total Net Assets 4,042,426

Total Liabilities and Net Assets \$5,822,606

STATEMENT OF ACTIVITIES — For the Year Ended May 31, 2024

REVENUE

Dues	\$2,220,335
Convention	408,353
Member Purchase Program	127,006
MCM Courses	255,511
Other Seminars	113,806
Publications	327,777
Committee to Save Property Rights	245,707
Other Income	94,349
Interest Income	155,266

Total Revenue \$3,948,110

EXPENSES

Program Services

Member Services	\$1,601,200
Legislative, Regulatory and Local Government Programs	1,307,465
Educational Programs	253,020

Total Program Services 3,161,685

Supporting Services:

General and Administrative	530,256
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Total Supporting Services 530,256

Total Expenses 3,691,941

CHANGE IN NET ASSETS

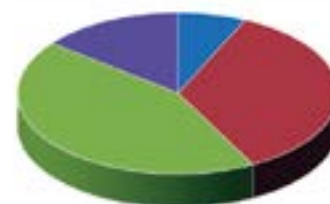
256,169

Net Assets — Beginning of Year 3,786,257

Net Assets — End of Year \$4,042,426

FISCAL YEAR 2023 – 2024 EXPENSE ALLOCATION

■ Educational Programs	7%
■ Legislative, Regulatory, and Local Government Programs	36%
■ Member Services	43%
■ General and Administrative	14%
Total	100%



Before you leave
the Expo at this
year's convention,
stop by **booth #7**.

Artist

Marisa Murrow

is offering a
"selfie station" ...
where visitors may
get to see some of her
colorful artwork!

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WMA will be celebrating its

80th ANNIVERSARY!!

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about special events
and other surprises in future issues
of the *WMA Reporter*.

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PAST WMA PRESIDENTS

1945 – 2024

1945 – 1946	Paul Carriere	1986 – 1987	Diana Wilks
1946 – 1947	Donald Heintzeman	1987 – 1988	Greg Evans
1947 – 1948	Floyd A. Wilson	1988 – 1989	Bill Schweinfurth
1948 – 1949	John M. Griffin	1989 – 1990	Norm McAdoo
1949 – 1950	Paul Carriere	1990 – 1991	Fran Hirsch
1950 – 1951	O.W. Hillgren	1991 – 1992	Vernon St.Clair
1951 – 1952	Lynn Hockensmith	1992 – 1993	Jim Murdock
1952 – 1954	Riley Marquis	1993 – 1994	Rondell Hanson
1954 – 1955	Robert W. Bailey	1994 – 1995	Bruce Davis
1955 – 1956	Don L. Kimball	1995 – 1996	John Baldwin
1956 – 1957	Frank Gebhard	1996 – 1997	Mike Sullivan
1957 – 1958	O.W. Hillgren	1997 – 1998	Mickey Evans
1958 – 1960	John Binkinz	1998 – 1999	Barry McCabe
1960 – 1961	James McDivitt	1999 – 2000	Mike Cirillo
1961 – 1962	T.J. Sessions	2000 – 2001	Bill Hanks
1962 – 1963	George S. Hedley, Jr.	2001 – 2002	Allan Alt
1963 – 1964	Victor A. Kaufenberg	2002 – 2003	Russ Wright
1964 – 1965	Norman Busch	2003 – 2004	Clint Lau
1965 – 1966	Sam J. Leggio	2004 – 2005	Lynn Miller
1966 – 1967	Clair E. Gathe	2005 – 2006	Lee Ouye
1967 – 1968	Norm McAdoo	2006 – 2007	Frank Kalcic
1968 – 1969	Kenneth Klawitter	2007 – 2008	Vance DiMaria
1969 – 1970	Eugene Bush	2008 – 2009	Jim Joffe
1970 – 1971	Walter Beckman	2009 – 2010	Dean Moser
1971 – 1972	L.D. Flickinger	2010 – 2011	John Grant
1972 – 1973	Howard Hick	2011 – 2012	Keith Casenhiser
1973 – 1974	Henry Hastings	2012 – 2013	Fran Hirsch
1974 – 1975	George Kahabka	2013 – 2014	Alex Boggs
1975 – 1976	R.C. Roberts	2014 – 2015	Ernie Schroer
1976 – 1977	Wallace E. Carr	2015 – 2016	Dan Fischer
1977 – 1978	Jerry Storz	2016 – 2017	Wynn Hornburg
1978 – 1979	Edwin J. Evans	2017 – 2018	Lawrence McAdoo
1979 – 1980	Logan A. Boggs	2018 – 2019	Marilyn Green
1980 – 1981	Alan Tarlov	2019 – 2020	Andy Carey
1981 – 1982	Don Durant	2020 – 2021	Allan Alt
1982 – 1983	Charles Jacobson	2021 – 2022	Candace Holcombe
1983 – 1984	Thomas R. Stone	2022 – 2023	Chad Casenhiser
1984 – 1985	Logan A. Boggs	2023 – 2024	Virginia Jensen ■
1985 – 1986	Jeff Moore		

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Simply drop the ball into a slot at the top of the board, then watch to see where the ball lands. You're guaranteed to walk away with one of the four prizes we're offering this year. (You can see them pictured below.)

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WMA logo will appear on all items.



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Contact
Regina Sánchez
regina@wma.org
916.288.4034

PAST WMA AWARD WINNERS

Honoring WMA Industry Leaders

BUSCH, CARR & MCADOO AWARD

1978 – 1979	Dick and Eileen Cirillo
1979 – 1980	Sam Leggio
1980 – 1981	Walt Mazur
1981 – 1982	Lowell D. Flickinger
1982 – 1983	Norm McAdoo
1983 – 1984	Ed Evans
1984 – 1985	Norman Busch
1985 – 1986	Logan Boggs
1986 – 1987	George Hedley
1987 – 1988	Ralph Zorn
1988 – 1989	Bert Caster
1989 – 1990	Dick Bessire
1990 – 1991	Ken Carpenter
1991 – 1992	Greg Evans
1992 – 1993	Fran Hirsch
1993 – 1994	Don Durant
1994 – 1995	Bill Schweinfurth
1995 – 1996	Chuck Jacobson
1996 – 1997	Alan Tarlov
1997 – 1998	Ron Hanson
1998 – 1999	Mike Sullivan
1999 – 2000	Jim Murdock
2000 – 2001	Craig Biddle
2001 – 2002	Jerry Storz
2002 – 2003	Mickey Evans
2003 – 2004	Sheila Dey
2004 – 2005	Mike Cirillo
2005 – 2006	Bill Hanks
2006 – 2007	Lynn Miller
2007 – 2008	Chelu Travieso
2008 – 2009	Jeri McLees
2009 – 2010	Allan Alt
2010 – 2011	Jim Joffe
2011 – 2012	Lee Ouye
2012 – 2013	Dean Moser
2013 – 2014	Keith Casenhiser
2014 – 2015	John Baldwin
2015 – 2016	Clint Lau

2016 – 2017
2017 – 2018
2018 – 2019
2019 – 2020
2020 – 2021
2021 – 2022
2022 - 2023

John Grant
Frank Kalcic
Alex Boggs
Bill Wright
Ernie Schorer
Larz McAdoo
Andy Carey

2020 – 2021
2021 – 2022
2022 - 2023

Ryan Jasinsky
Doug Johnson
Vickie Talley

MAN OF THE CENTURY

1999	Norm McAdoo
------	-------------

PRESIDENT'S AWARD

1994 – 1995
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Bert Epsten
Bob Baumer
Tom Anderson
In memory of Brent Swanson
Tom Stone
John Baldwin
Bill Clarkson
Jim Jones
Frank Kalcic
Jeri McLees
Dean Moser
Keith Friedman
Bart Thomsen
Mike Cirillo
Ron Swegles
Steve Epsten
David Evans
Doug Johnson
Julie Paule
Hera Alikian
Greg O'Hagan
Bert Caster
Todd and Cindi Su
Lee Ouye
Dan Fischer
Greg Reynolds
Allan Alt

Craig Biddle/Don Durant PAC Award

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2012 – 2013

Norm McAdoo
Alan Tarlov
Ed Evans
Fran Hirsch
Bill Schweinfurth for Vedder Parks
Don Durant
Lee Ouye
John Francis
John Baldwin
Jerry Fick
Tom Stone
Allan Alt
Skip Green
John Grant
Clint Lau
Larz McAdoo
Tower Management
Oceanside Owners
Evans Management Services
J&H Asset Property Mgt. Inc.
Dean Moser
Frank Kalcic
Virginia Jensen
Sun Communities
St. Helena Measure F Contributors
Equity Lifestyles Properties
Brandenburg, Staedler & Moore
Alex Boggs ■



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INDUSTRY LEGISLATION

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LEGISLATION SPONSORED BY WMA

[AB 661](#)

(Patterson, Joe)

Utility services: electronic communication.

The Mobilehome Residency Law, prescribes various terms and conditions that regulate tenancies in mobilehome parks. That law requires management to post written notice on the mobilehomes of all affected homeowners and residents of a mobilehome park of an interruption in utility service at least 72 hours in advance, as specified. This bill would authorize management, upon voluntary, written consent, as defined, of the homeowner or resident, to provide that notice through electronic communication, as defined.

Sponsored by WMA

Position: Sponsored

Status: 6/26/2024 - Signed into law

[AB 3200](#)

(Hoover)

Master-metered mobilehome parks and manufactured housing communities: transfer of water systems.

Would require the Public Utilities Commission to authorize and establish a pilot program for specified water corporations to accept the transfer of ownership and operational responsibility of water systems in master-metered mobilehome parks or manufactured housing communities, and provide that the exemption described above does not apply to the maintenance or provision of water service by a water corporation pursuant to that pilot program, as specified. The bill would authorize the owner of a master-metered mobilehome park or manufactured housing community that provides water service to residents to transfer ownership and operational responsibility to the water corporation providing service in the area in which the park or community is located, or as the park or community owner and the serving water corporation mutually agree. The bill would impose specified duties on a water corporation and on the owner of the mobilehome park or manufactured housing community in connection with the transfer. The bill would require the commission to establish procedures for initiating and completing the transfer, as provided, including by requiring the owner of the mobilehome park or manufactured housing community to provide written notice of the intent to transfer ownership and operational responsibility of a water system in a mobilehome park or manufactured housing community to the water corporation. The bill would require the commission to authorize the water corporation to recover in its revenue requirement and rates all costs to acquire, improve, upgrade, operate, and maintain transferred mobilehome park or manufactured housing community water systems. The bill would also require the commission to adopt a standard form contract for these transfers that would be the basis for an expedited approval of the transfer. The bill would prohibit costs related to the transfer of ownership process from being passed through to the park or community residents, but would provide that those costs would be recoverable in rates. The bill would authorize the mobilehome park or manufactured housing community owner, by written notice, to stop the transfer process at any time.

Sponsored by WMA

Position: Sponsored

Status: Assembly Dead

[SB 1108](#)

(Ochoa Bogh)

Mobilehome parks: notice of violations.

The Mobilehome Parks Act establishes requirements for the construction, maintenance, occupancy, use, and design of mobilehome parks. Current law generally requires the Department of Housing and Community Development to enforce the act, except that a city, county, or city and county may assume the responsibility for the enforcement of the act upon the approval of the department, as provided. Current law makes a violation of the act a crime. Current law, until January 1, 2025, requires an enforcement agency, after conducting an inspection and determining that a violation exists, to issue a notice to correct the violation to the registered owner of the manufactured home or mobilehome and provide a copy to the occupant thereof, if different from the registered owner. Current law requires the registered owner to be responsible for the correction of any violations for which a notice of violation has been given. For violations other than imminent threats to health and safety, as provided, current law requires the notice of violation to allow 60 days from the postmarked date of the notice or date of personal delivery for the elimination of the condition constituting the alleged violation. Current law repeals these provisions on January 1, 2025. This bill, commencing January 1, 2027, would require an enforcement agency that issues a notice of violation to be responsible for exhausting all administrative and legal recourse against a resident who fails to correct violations before looking to

the mobilehome park owner or operator for corrective action, as provided. By requiring local officials to perform these additional duties, the bill would impose a state-mandated local program.

Position: Sponsored

Status: 9/12/2024 - Enrolled and to the Governor

LEGISLATION OPPOSED BY WMA

[AB 2022](#)

(Addis)

Mobilehome parks: emergency preparedness.

The Mobilehome Parks Act generally regulates various classifications of mobilehome and related vehicle parks and imposes enforcement duties on the Department of Housing and Community Development (department) and local enforcement agencies. Current law requires every park with 50 or more units to have a person who is responsible for, and will respond in a timely manner to, emergencies concerning the operation and maintenance of the park that resides in the park and has knowledge of emergency procedures relative to utility systems and common facilities under the ownership and control of the owner of the park, and familiarity with the emergency preparedness plans for the park. This bill would, starting January 1, 2027, require that person who is responsible for emergencies concerning the operation and maintenance of the park to have knowledge of emergency procedures relative to access to park entrances and exits.

Position: Oppose

Status: 9/11/2024 - Enrolled and to the Governor

[AB 2399](#)

(Rendon)

Mobilehome park residences: rental agreements: Mobilehome Residency Law Protection Program.

The Mobilehome Residency Law, governs the terms and conditions of residency in mobilehome parks and prescribes the content of a rental agreement for a tenancy. Current law requires that a copy of the Mobilehome Residency Law be provided as an exhibit and incorporated into the rental agreement by reference, as specified. Current law also requires that a copy of a specified notice containing the rights and responsibilities of homeowners and park managers be included in the rental agreement and requires management to provide a copy of the notice to all homeowners each year, as specified. The Mobilehome Residency Law Protection Act, until January 1, 2027, establishes the Mobilehome Residency Law Protection Program within the Department of Housing and Community Development, which requires the department to provide assistance in taking complaints, and helping to resolve and coordinate the resolution of those complaints, from homeowners relating to the Mobilehome Residency Law. This bill would require the above-specified notice to additionally include information about the Mobilehome Residency Law Protection Program, as specified.

Position: Oppose

Status: 8/27/2024 - Enrolled and to the Governor

[AB 2539](#)

(Connolly)

Mobilehome parks: sale: notice: right of first refusal.

The Mobilehome Residency Law requires the owner of a mobilehome park who enters into a written listing agreement with a licensed real estate broker for the sale of the mobilehome park or who offers to sell the mobilehome park to any party to provide written notice of the owner's intention to sell to specified members of a resident organization formed by homeowners for purposes of converting the mobilehome park to condominium or stock cooperative ownership interests and for purchasing the mobilehome park. Current law requires the owner to provide this notice not less than 30 days nor more than one year before entering into the listing agreement or offering to sell the mobilehome park. Current law prohibits an offer to sell a park from being construed as an offer unless it is initiated by the park owner or their agent. Current law provides various exceptions to this notice requirement, including that no notice is required unless the resident organization has first furnished the park owner or park manager with a written notice of the name and address of the president, secretary, and treasurer of the resident organization, as specified. This bill would require the owner to provide the above-described notice if they accept an offer from any buyer. The bill would also require the owner to provide the above-described notice to all residents of the mobilehome park and the Department of Housing and Community Development not less than 120 days nor more than one year before entering into the listing agreement or offering to sell the mobilehome park. The bill would grant the resident organization a right of first refusal to the mobilehome park and give them 120 days from the time they receive the above-described notice to make an offer.

Position: Oppose

Status: Assembly Dead

[AB 2778](#)

(Muratsuchi)

Mobilehome Affordability Act: mobilehome parks: rent caps.

Would enact the Mobilehome Affordability Act. The bill would prohibit the management of a mobilehome park from increasing the gross rental rate for a tenancy for a mobilehome space more than 3% plus the percentage change in the cost of living, as defined, or 5%, whichever is lower, of the lowest gross rental rate charged for a tenancy at any time during the 12 months prior to the effective date of the increase, as specified. The bill would prohibit management from increasing the gross rental rate for a tenancy in more than 2 increments over a 12-month period, after the tenant maintains the tenancy over a 12-month period. Notwithstanding these provisions, the bill would

authorize management to increase the rental rate by 5% after a transfer of a mobilehome park, as specified.

Position: Oppose

Status: Assembly Dead

[SB 1095](#)

(Becker)

Cozy Homes Cleanup Act: building standards: gas-fuel-burning appliances.

The Manufactured Housing Act of 1980 (the “act”), requires the Department of Housing and Community Development to enforce various laws pertaining to the structural, fire safety, plumbing, heat-producing, or electrical systems and installations or equipment of a manufactured home, mobilehome, commercial coach, or special purpose commercial coach. The act defines “manufactured home” and “mobilehome” to mean a structure that meets specified requirements, including that the structure is transportable in one or more sections and is 8 body feet or more in width, or 40 body feet or more in length, in the traveling mode, or, when erected onsite, is 320 or more square feet, and includes the plumbing, heating, air-conditioning, and electrical systems contained within the structure. The act specifies that it does not prohibit the replacement of water heaters or appliances for comfort heating in manufactured homes or mobilehomes with fuel-gas-burning water heaters or fuel-gas appliances for comfort heating that are not specifically listed for use in a manufactured home or mobilehome, as specified. This bill would extend those provisions to also apply to electric water heaters and electric appliances for comfort heating that are not specifically listed for use in a manufactured home or mobilehome.

Position: Oppose_Unless_Amended

Status: Senate Dead

[SB 1103](#)

(Menjivar)

Tenancy of commercial real properties: agreements: building operating costs.

Current law requires a landlord of a residential dwelling to give notice to the tenant a certain number of days before the effective date of a rent increase depending on the amount of the increase, as specified. This bill would apply this requirement to leases of commercial real property by a qualified commercial tenant, as defined. The bill would specify, in all leases for commercial real property by a qualified commercial tenant, that a rent increase would not be effective until the notice period required by these provisions has expired. The bill would also specify that a violation of these provisions would not entitle a qualified commercial tenant to civil penalties. The bill would require a landlord of a commercial real property to include information on these provisions in the notice.

Position: Oppose

Status: 9/11/2024 - Enrolled and to the Governor

LEGISLATION SUPPORTED BY WMA

[AB 1999](#)

(Irwin)

Electricity: fixed charges.

Current law authorizes the Public Utilities Commission to adopt new, or expand existing, fixed charges, as defined, for the purpose of collecting a reasonable portion of the fixed costs of providing electrical service to residential customers. Under current law, the commission may authorize fixed charges for any rate schedule applicable to a residential customer account. Current law requires the commission, no later than July 1, 2024, to authorize a fixed charge for default residential rates. Current law requires these fixed charges to be established on an income-graduated basis, with no fewer than 3 income thresholds, so that low-income ratepayers in each baseline territory would realize a lower average monthly bill without making any changes in usage. This bill would prohibit modifications to the amount of the income-graduated fixed charge from exceeding changes in inflation, as provided. The bill would make the provisions authorizing the income-graduated fixed charge inoperative on July 1, 2028. The bill, commencing July 1, 2028, would instead permit the commission to authorize fixed charges that, as of January 1, 2015, do not exceed \$5 per residential customer account per month for low-income customers enrolled in the California Alternate Rates for Energy (CARE) program and that do not exceed \$10 per residential customer account per month for customers not enrolled in the CARE program.

Position: Support

Status: Assembly Dead

[AB 2247](#)

(Wallis)

Mobilehome Parks Act: enforcement: notice of violations: Manufactured Housing Opportunity and Revitalization (MORE) Program: annual fee.

The Mobilehome Parks Act establishes requirements for the construction, maintenance, occupancy, use, and design of mobilehome parks. Existing law requires the Department of Housing and Community Development to enforce the act, unless a city, county, or city and county has assumed responsibility for enforcement. A violation of these provisions is a misdemeanor. Current law requires an enforcement agency to enter and inspect mobilehome parks to ensure enforcement of the act, as specified. Current law requires an enforcement agency in developing its mobilehome park maintenance inspection program to inspect the mobilehome parks that the enforcement agency determines have complaints that have been made to the enforcement agency regarding serious health and safety violations in the park. Current law requires enforcement agencies, not less than 30 days before an inspection, to provide individual written notice of the inspection to the registered owners of the manufactured homes or mobilehomes, the occupants thereof, and the owner or operator of the mobilehome park, as specified. Existing law

repeals these provisions on January 1, 2025. This bill would extend that repeal date to January 1, 2030.

Position: Support

Status: 9/11/2024 - Enrolled and to the Governor

[**AB 2291**](#)

(Alanis)

Mobilehomes.

Current law requires the Department of Housing and Community Development, in administering the Mobilehome Residency Law Protection Program, to contract with one or more qualified and experienced nonprofit legal services providers and refer complaints selected for evaluation, and which are not resolved, to these nonprofit legal service providers for possible enforcement action, as specified. This bill would require the department to conduct regular surveys of complainants referred to a nonprofit legal services provider, as specified. The bill would require the department to monitor updates from a nonprofit legal services provider to detect any inappropriate denial of services and would require the department to respond immediately to correct any denials.

Position: Support

Status: Senate Dead

[**AB 2387**](#)

(Pellerin)

Mobilehome parks: additional lots: exemption from additional fees or charges.

The Mobilehome Parks Act (act) generally regulates various classifications of mobilehome and related vehicle parks, and imposes enforcement duties on the Department of Housing and Community Development and local enforcement agencies. The act authorizes any person to file an application with the governing body of a city or county for a conditional use permit for a mobilehome park. The act requires a person, before operating a mobilehome park, and each year thereafter, to obtain a valid permit from the enforcement agency in order to operate the park. The act also requires the owner of a mobilehome park to obtain a permit to create, move, shift, or alter park lot lines. This bill would, subject to specified exceptions, authorize an owner of an existing mobilehome park that is subject to, or intends to qualify for, a valid permit to operate the park, to apply to the enforcement agency to add additional specified lots to the mobilehome park not to exceed 10% of the previously approved number of lots in the mobilehome park, if the owner has not had their permit to operate suspended. The bill would require the owner to apply to the enforcement agency for, and obtain from the enforcement agency, all required permits pursuant to the act before adding additional lots. The bill would exempt the additional lots from any business tax, local registration fee, use permit fee, or other fee, except those fees that apply to the existing lots in the park, and would prohibit the owner from reducing the size of, or interfering with, certain existing facilities without first complying with specified requirements for creating, moving, shifting, or altering lot lines.

Position: Support

Status: 9/9/2024 - Enrolled and to the Governor

[**AB 2997**](#)

(Patterson, Joe)

Subdivisions: manufactured homes.

The Manufactured Housing Act of 1980 defines "manufactured home" for these purposes to mean a structure that meets specified requirements, including that the structure is transportable in one or more sections and is 8 body feet or more in width, or 40 body feet or more in length, in the traveling mode, or, when erected onsite, is 320 or more square feet, and includes the plumbing, heating, air-conditioning, and electrical systems contained within the structure. The California Environmental Quality Act (CEQA) requires a lead agency, as defined, to prepare, or cause to be prepared, and certify the completion of, an environmental impact report on a project that it proposes to carry out or approve that may have a significant effect on the environment or to adopt a negative declaration if it finds that the project will not have that effect. This bill would exempt the review and approval, conditional approval, or denial of a subdivision for a manufactured home development project from CEQA if the project satisfies specified conditions. In this regard, among other things, the bill would require the manufactured home development project to (1) be located on a site that is zoned for residential use and that is no larger than 10 acres, (2) consist of no more than 100 manufactured homes, and (3) include a childcare facility. The bill would require all of the housing units of the project be manufactured homes and subject to specified state building standards. The bill would require a project proponent subject to these provisions to certify to the local government that certain wage and labor standards will be met, including a requirement that all construction workers be paid at least the general prevailing rate of wages, as specified.

Position: Support

Status: Assembly Dead

[**SB 1052**](#)

(Seyarto)

Mobilehomes.

The Mobilehome Residency Law Protection Act, until January 1, 2027, establishes the Mobilehome Residency Law Protection Program within the Department of Housing and Community Development to assist in taking and resolving complaints from homeowners relating to the Mobilehome Residency Law. Current law requires the department, in administering the program, to contract with one or more qualified and experienced nonprofit legal services providers and refer complaints selected for evaluation, and which are not resolved, to these nonprofit legal service providers for possible enforcement action, as specified. This bill would require a nonprofit legal services provider contracted

with the department to provide the department, in its role as the contract manager overseeing the performance of nonprofit legal services contracts, with full access to information regarding the status of each case and the services provided to complainants. The bill would prohibit laws relating to the attorney-client privilege or attorney work product doctrine that protect the confidentiality of communications or records from preventing disclosure, as provided. To the extent any information disclosed to the department includes confidential information subject to the attorney-client privilege or work product protection, the bill would prohibit any described disclosure from constituting a waiver of that privilege or protection.

Position: Support

Status: Senate Dead

[SB 1211](#)

(Skinner)

Land use: accessory dwelling units: ministerial approval.

The Planning and Zoning Law authorizes a local agency, by ordinance, to provide for the creation of accessory dwelling units (ADUs) in areas zoned for residential use, as specified. That law prohibits, if a local agency adopts an ordinance to create ADUs in those zones, the local agency from requiring the replacement of offstreet parking spaces if a garage, carport, or covered parking structure is demolished in conjunction with the construction of, or is converted to, an ADU. This bill would also prohibit the local agency from requiring the replacement of offstreet parking spaces if an uncovered parking space is demolished in conjunction with the construction of, or is converted to, an ADU.

Position: Support

Status: 9/9/2024 - Enrolled and to the Governor

OTHER LEGISLATION

[AB 2187](#)

(Bryan)

Office of Tenants' Rights and Protections.

Current law provides that there is in state government, in the Business, Consumer Services, and Housing Agency, the Civil Rights Department under the direction of an executive officer known as the Director of Civil Rights, who is appointed by the Governor. Among other responsibilities, the department is required to issue publications that in its judgment will tend to promote goodwill and minimize or eliminate discrimination in housing, as specified. This bill would, upon appropriation by the Legislature, establish the Office of Tenants' Rights and Protections in the Business, Consumer Services, and Housing Agency, administered by a director appointed by the Governor, and would require that office to create and maintain an up-to-date, digestible, and language-inclusive list of statewide tenants' rights and protections.

Status: Assembly Dead

[AB 2216](#)

(Haney)

Tenancy: common household pets.

Would prohibit a landlord, before the landlord has accepted a prospective tenant's application for a dwelling unit, from asking the prospective tenant or otherwise inquiring into whether the prospective tenant plans to own or otherwise maintain a common household pet in the tenant's dwelling unit. The bill would require a prospective tenant, no later than 72 hours before entering into a rental agreement, to inform the landlord if the prospective tenant plans to own or otherwise maintain a common household pet.

Status: Senate Dead

[AB 2257](#)

(Wilson)

Local government: property-related water and sewer fees and assessments: remedies.

The California Constitution specifies various requirements with respect to the levying of assessments and property-related fees and charges by a local agency, including notice, hearing, and protest procedures, depending on the character of the assessment, fee, or charge. Current law, known as the Proposition 218 Omnibus Implementation Act, prescribes specific procedures and parameters for local jurisdictions to comply with these requirements. This bill would prohibit, if a local agency complies with specified procedures, a person or entity from bringing a judicial action or proceeding alleging noncompliance with the constitutional provisions for any new, increased, or extended fee or assessment, as defined, unless that person or entity has timely submitted to the local agency a written objection to that fee or assessment that specifies the grounds for alleging noncompliance, as specified. This bill would provide that local agency responses to the timely submitted written objections shall go to the weight of the evidence supporting the agency's compliance with the substantive limitations on fees and assessments imposed by the constitutional provisions. The bill would also prohibit an independent cause of action as to the adequacy of the local agency's responses.

Status: 9/5/2024 - Enrolled and to the Governor

[AB 2304](#)

(Lee)

Unlawful detainer: case records.

Current law requires the court clerk to allow specified persons access to case records, including the court file, index, and register of actions, filed in unlawful detainer actions that are limited civil cases. Current law requires that this access must be given to any other person 60 days after the complaint has been filed if judgment against all defendants has been entered for the plaintiff within 60 days of the filing of the complaint, and other persons as specified. Current law exempts from these requirements records in a case that seeks to terminate a mobilehome

park tenancy if the statement of the character of the proceeding in the caption of the complaint clearly indicates that the complaint seeks termination of a mobilehome park tenancy. The bill would delete the exemption for access to case records for cases that seek to terminate a mobilehome tenancy, as specified.

Status: 8/27/2024 - Enrolled and to the Governor

[AB 2373](#)

(Rendon)

Mobilehomes: tenancies.

Current law makes it unlawful for a person to take various actions in connection with the construction and operation of a mobilehome park unless that person has a valid permit issued by the enforcement agency, as specified. The Mobilehome Residency Law governs the terms and conditions of residency in mobilehome parks and prescribes the content of a rental agreement for a tenancy. The Mobilehome Residency Law Protection Act, until January 1, 2027, requires the Department of Housing and Community Development to provide assistance in resolving and coordinating the resolution of complaints relating to the Mobilehome Residency Law. Under the Mobilehome Residency Law, management of the mobilehome park may only terminate a tenancy for certain reasons. These specified reasons include nonpayment of rent, utility charges, or reasonable incidental charges, or change of use of the park or any portion thereof. This bill would prohibit a tenancy from being terminated and a notice of termination from being issued for the above-described reasons unless the park has a valid permit to operate issued by the enforcement agency in accordance with certain provisions of the Mobilehome Parks Act.

Status: 9/9/2024 - Enrolled and to the Governor

[AB 2493](#)

(Pellerin)

Tenancy: application screening fee.

Current law authorizes a landlord or their agent, when they receive a request to rent a residential property, to charge an application screening fee to cover the cost of obtaining information about the applicant. Current law also prohibits a landlord or their agent from charging an applicant an application screening fee when they know or should have known that no rental unit is available at that time or will be available within a reasonable period of time, unless the applicant agrees in writing. Current law also requires a landlord or their agent, if an applicant that has paid an application screening fee makes a request, to provide a copy of the consumer credit report to the applicant who is the subject of that report. This bill would instead authorize a landlord or their agent to charge an application screening fee only if the landlord or their agent, at the time the application screening fee is collected, offers an application screening process, as specified. This bill would also prohibit a landlord or their agent from charging an applicant an application screening fee when they know or should have known that no rental unit is available at that time or will be available within a reasonable period of time.

Status: 9/3/2024 - Enrolled and to the Governor

[AB 2747](#)

(Haney)

Tenancy: credit reporting.

Would require a landlord of a dwelling unit of residential real property to offer any tenant obligated on a lease the option of having the tenant's positive rental payment information, as defined, reported to at least one nationwide consumer reporting agency, as specified. The bill would require, for leases entered into on and after April 1, 2025, the offer of positive rental payment information reporting to be made at the time of the lease agreement and at least once annually thereafter, and for leases outstanding as of January 1, 2025, the offer of positive rental payment information reporting to be made no later than April 1, 2025, and at least once annually thereafter. The bill would authorize a tenant to request, and would require a landlord to provide, additional copies of the written election of positive rental payment information reporting at any time. The bill would authorize a tenant who elects to have positive rental payment information reported as described in these provisions to subsequently file a written request to stop that reporting and would require the landlord to comply with that request. The bill would prohibit a tenant who stops positive rental payment information reporting from electing reporting again for at least 6 months. The bill would authorize a landlord to charge a tenant that elects to have positive rental payment information reported the lesser of \$10 per month or the actual cost to the landlord to provide the service, unless the landlord does not incur any actual cost to provide positive rental payment reporting. The bill would prohibit a landlord from taking certain actions if a tenant fails to pay the landlord's rent reporting charge. The bill would exempt from these provisions a landlord of a residential rental building that contains 15 or fewer dwelling units, unless specified conditions are met, and an assisted housing development, as defined.

Status: 9/11/2024 - Enrolled and to the Governor

[SB 1148](#)

(Blakespear)

Electrical service: master meters.

Current law requires the Public Utilities Commission to require every residential unit in an apartment house or similar multiunit residential structure, condominium, or mobilehome park issued a building permit on or after July 1, 1982, with certain exceptions, to be individually metered for electrical and gas service. This bill would add an exception from the requirement that every residential unit be individually metered for electrical service for a multifamily site, as defined, that includes deployment of an electrical generation and energy storage facility and that meets specified requirements, including, among other things, that deployment of the electrical generation and energy storage facility is capable of providing backup electricity to the multifamily site using renewable energy resources, that the owner of the multifamily site does not increase rent in association with the costs of the deployment's components or lease

agreement, that each tenant's electricity costs are less than what the effective fully bundled rate would have been if billed by the relevant load-serving entity, and that the owner bills the nonresidential meters and residential tenants for electricity usage directly, as measured by private submeters installed by the owner for each individual unit at the site, as specified.

Position: Neutral

Status: Senate Dead

[SB 1190](#)

(Laird)

Mobilehomes: solar energy systems.

This bill would make any covenant, restriction, or condition contained in any rental agreement or other instrument affecting the tenancy of a homeowner or resident in a mobilehome park, in a subdivision, cooperative, or condominium for mobilehomes, or in a resident-owned mobilehome park that effectively prohibits or restricts the installation or use of a solar energy system, as defined, on the mobilehome or the site, lot, or space on which the mobilehome is located void and unenforceable. The bill would make it unlawful for the management or the ownership to prohibit or restrict a homeowner or resident from installing or using a solar energy system on the home or the site, lot, or space on which the mobilehome is located or to take other specified actions in connection with the installation or use of a solar energy system, except as specified. The bill would exempt imposition of reasonable restrictions on solar energy systems, as defined. The bill would require a solar energy system to meet applicable health and safety standards and requirements imposed by state and local permitting authorities. The bill would make any entity that willfully violates these provisions in a subdivision, cooperative, or condominium for mobilehomes, or a resident-owned mobilehome park liable to the homeowner, resident, or other party for actual damages occasioned thereby, and for a civil penalty paid to the homeowner, resident, or other party in an amount not to exceed \$2,000.

Status: 7/18/2024 - Signed into law

[SB 1408](#)

(Roth)

Mobilehome parks: vehicle removal.

The Mobilehome Residency Law authorizes management, upon the expiration of 7 days, to remove a vehicle from a driveway or designated parking space, when the vehicle remains in violation of a park rule, as specified. Current law provides an exception from these provisions for vehicles that pose a significant danger, as specified. This bill would prohibit management from removing a vehicle used or required by the homeowner for work or employment, or which advertises any trade or services on the vehicle, from a homeowner's or resident's driveway or designated parking space, or a space provided by management for parking vehicles, unless any part of that vehicle extends into the park roadway or otherwise poses a significant danger, as specified.

Status: 7/2/2024 - Signed into law

[SB 1474](#)

(Allen)

Public utilities: intervenor compensation.

Current law provides compensation for reasonable advocate's fees, reasonable expert witness fees, and other reasonable costs to public utility customers for preparation for and participation in a hearing or proceeding of the Public Utilities Commission. Current law requires the commission to award a customer compensation if certain requirements are satisfied, including that the customer's presentation makes a substantial contribution to the adoption of the commission's order or decision. Current law requires a customer who intends to seek compensation to file and serve on all parties to the proceeding, within 30 days after the prehearing conference is held, a notice of intent to claim compensation. This bill would instead require a customer who intends to seek compensation to file and serve on all parties to the proceeding a notice of intent to claim compensation within 30 days after the prehearing conference is held or within 30 days of becoming a party to the proceeding, whichever is later.

Status: Senate Dead ■

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THANK YOU for attending this year's WMA Convention & Expo!

We appreciate your continued support of our programs.

SAVE THE DATES!

2025 WMA Convention & Expo
October 6-9 Peppermill Resort Spa Casino
Reno, Nevada

**Mark your calendars
for *November 7.***

From 10 to 11 am, WMA's regional representatives will provide an update on the latest local government news.

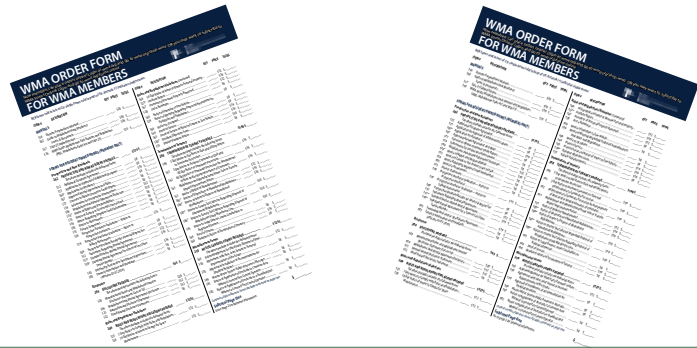


Learn more about these zoom calls at wma.org.

MEMBER BENEFIT

All registered member attendees will be entered for a drawing to win a complete set of WMA's landlord/tenant forms.

The value of the forms is \$600.



THANK YOU!

WMA Board of Directors extends gratitude to:

CONVENTION PLANNING COMMITTEE

Dave Thomas, Chair; Greg Beam, Advisor; Bill Bean; Cassie Breitbarth; Andrew Ditlevsen; Megan Ellinghouse; Lauren Fischer; Ruben Garcia; Betsy Gibson; Candace Holcombe; Doug Johnson, Advisor; Mike Mihelich, Advisor; Joy Nagel; Regina Sánchez, Staff Advisor; Joecelle Tuttleton; and Larry Weaver, Advisor

WMA SACRAMENTO STAFF

Doug Johnson, Executive Director; Betsey Soderston, Director of Finance; Chris Wysocki, Legislative Advocate; Melissa Martinez-Moore, Director of Membership & Education; Lynne Shockey, Executive Assistant to Doug Johnson; Victoria Ford, Membership & Education Assistant; Dina Galvan, Bookkeeper; Shari Gray, Member Services; Ray Perez, Legislative and Communications Assistant/Newline Editor; and, Torn Saechao, Accounting Assistant

LOCAL GOVERNMENT

Jarryd Gonzales, Regional Representative (Central/Southern California); Saulo Londoño, Regional Representative (Northern California/Bay Area); and Julie Paule, Regional Representative (Orange, Riverside and San Diego Counties)

2024 CONVENTION PLANNER

Kevin Cohee, Professional Convention Planner

EDITOR / LAYOUT DESIGNER

Chris Wilson, CWcreativeCONTENT

PHOTOGRAPHER

Greg Doherty, Greg Doherty Photos ■



Western Manufactured Housing Communities Association (WMA) WMA Application for Service and Industry Membership — 23/24

Service and Industry (S&I) Membership:

Consists of manufacturers of homes, sellers of homes, and suppliers of materials, products, or services related to the manufactured housing industry, or firms engaged in the business of management and marketing services on behalf of community owners. See the listing below to determine if your company falls within this membership category.

(Note: Firms owning mobilehome/manufactured housing communities must maintain Community Membership for each property.)

COMPANY INFORMATION

FIRM NAME _____

STREET ADDRESS _____

CITY _____ STATE _____ ZIP _____

PHONE _____ EMAIL _____

CONTACT NAME _____

CONTRACTOR'S, BROKER'S, ENGINEER'S, OR OTHER LICENSE # _____ STATE IN WHICH ISSUED _____

TITLE OF LICENSE _____ REGION SERVED _____

DESCRIPTION OF COMPANY SERVICES — Describe services(s) provided and/or types of products sold. This description will be included in your company's listing in WMA's S&I Directory, and the "Industry Services" section of our website. Limit is 40 words.

Listing Category (Select from the list below): _____

- | | | |
|-----------------------------------|--------------------------------------|---|
| Accounting | Construction and Materials | Manufactured Home Sales |
| ADA Compliance | Consultants | Manufactured Home Supplies |
| Allied Associations | Electrical Equipment and Contractors | Manufactured Housing Community Closures/Conversions |
| Appraisal Services | Energy Conservation Services | Manufactured Housing Community Inspections |
| Asphalt Maintenance | Financial Lending | Real Estate |
| Attorneys | Gas Systems | Residential Screening Services |
| Billing Services | Insurance Services | Solar Power |
| Collection Services | Management Services | Tree Care |
| Communications/Answering Services | Manufactured Home Builders | Utilities |
| Computer Services/Software | Manufactured Home Demolition | |

MEMBERSHIP INVESTMENT

Visa MasterCard American Express Check Enclosed

ANNUAL DUES.....\$900 \$ _____

Voluntary Candidate PAC Contribution @ \$150..... \$ _____

Voluntary Anti-Rent Control/Issues PAC Contribution @ \$100..... \$ _____

Amount of Check Enclosed \$ _____

CREDIT CARD NUMBER _____ EXPIRATION DATE _____

BILLING ADDRESS AND ZIP CODE _____

CARD HOLDER'S NAME _____

Dues payments to WMA, as well as contributions made to Political Action Committees, are not deductible as charitable contributions for federal income tax purposes. WMA dues may be deducted as an ordinary and necessary business expense. In compliance with the Omnibus Budget Reconciliation Act of 1993, 79% of your membership dues is deductible as a business expense. Further information on this law should be obtained from your tax advisor.

I certify that neither this firm nor any of its principals owns a mobilehome/manufactured housing community. Should ownership be acquired, the Association will be notified and the community membership application(s) will be submitted. Applicant understands that dues are nonrefundable and agrees to uphold the WMA Code of Ethics and to maintain membership in good standing.

AUTHORIZED SIGNATURE _____ DATE _____

MAIL TO: WMA | 455 CAPITOL MALL, SUITE 800 | SACRAMENTO, CA 95814

QUESTIONS? CONTACT US AT PHONE: 916.448.7002 | FAX: 916.448.7085 | EMAIL: info@wma.org | VISIT OUR WEBSITE: wma.org

PROTECT YOUR FINANCIAL INFORMATION — PLEASE **DO NOT** EMAIL THIS FORM TO WMA. FAXING IS A SECURE PROTOCOL.

"WMA—Advancing and Protecting the Manufactured Housing Industry."



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FOR WMA MEMBERS



Western
Manufactured Housing Communities
Association

NCR forms sold in lots of 25; single forms sold in pads of 50. Asterisk (*) indicates single forms:

ITEM #	DESCRIPTION	QTY	PRICE	TOTAL
MANUALS				
316	Disaster Preparedness Manual	_____	\$20	\$ _____
302	Guide to Mobilehome Park Residency Forms & Documents	_____	\$50	\$ _____
317	Title 25 Tabbed Version	_____	\$50	\$ _____
310	WMA Guide: Mobilehome Park Statutes and Regulations (MRL, Mobilehome Parks Act and Title 25)	_____	\$75	\$ _____

FORMS FOR RESIDENT OWNED HOMES (MEMBERS ONLY)

Prospective and New Residents

202	PROSPECTIVE AND NEW RESIDENT PACKAGE	_____	\$175	\$ _____
<i>The above package includes the following forms:</i>				
172	Additional Occupant Agreement.....	_____	\$8	\$ _____
171	Application for Approval of Additional Occupant	_____	\$8	\$ _____
102*	Application for Residency	_____	\$19	\$ _____
107	Approved Animal Agreement and Rules	_____	\$8	\$ _____
177	Consent to Obtain Consumer Credit Report.....	_____	\$8	\$ _____
114	Information for Prospective Homeowners	_____	\$8	\$ _____
104	Mobilehome Park Rental Agreement Disclosure	_____	\$12	\$ _____
176*	Notice of Rights and Responsibilities	_____	\$10	\$ _____
113	Notice of Zoning or Use Permit Lease of Park	_____	\$8	\$ _____
154	Notice Regarding Negative Credit Information.....	_____	\$8	\$ _____
105	Notice to Homeowner.....	_____	\$8	\$ _____
115	Privacy Statement.....	_____	\$8	\$ _____
178	Prospective Purchaser Evaluation—Notice to Prospective Purchaser.....	_____	\$15	\$ _____
179	Prospective Purchaser Evaluation—Notice to Selling Homeowner	_____	\$8	\$ _____
109	Prospective Resident Receipt for Financial Report Fee	_____	\$8	\$ _____
112	Statement Regarding Rental Agreement	_____	\$12	\$ _____
111*	Standard Twelve-Month Rental Agreement.....	_____	\$19	\$ _____
110*	Standard Rental Agreement for a Term of Less Than Twelve Months	_____	\$19	\$ _____
163	Swimming Pool and/or Spa Release Agreement.....	_____	\$8	\$ _____
183	Tenancy Information and Standards	_____	\$8	\$ _____
<i>(effective 07.01.2016)</i>				

Disclosure

204	DISCLOSURE PACKAGE	_____	\$45	\$ _____
<i>The above package includes the following forms:</i>				
120	Manufactured Home and Mobilehome Transfer Disclosure Statement (Lots of 10).....	_____	\$20	\$ _____
104	Mobilehome Park Rental Agreement Disclosure	_____	\$12	\$ _____
121	Natural Hazard Disclosure Statement.....	_____	\$12	\$ _____
122	Flood Hazard Disclosure Statement.....	_____	\$8	\$ _____

Rules and Regulations Violations

206	RULES AND REGULATIONS VIOLATIONS PACKAGE	_____	\$125	\$ _____
<i>The above package includes the following forms:</i>				
125	7 Day Notice to Comply with Rules and Regulations ...	_____	\$12	\$ _____
126	14 Day Notice of Intent to Charge for Space Maintenance.....	_____	\$12	\$ _____

ITEM #	DESCRIPTION	QTY	PRICE	TOTAL
Rules and Regulations Violations (continued)				
166	14 Day Notice of Intent to Remove Personal Property ..	_____	\$12	\$ _____
127*	Incident Report.....	_____	\$10	\$ _____
167	Inventory of Personal Property Removed.....	_____	\$12	\$ _____
128	Just a Reminder	_____	\$8	\$ _____
164	Notice of Intention to Tow Vehicle.....	_____	\$8	\$ _____
129	Notice of Meeting Regarding Proposed Amendment to Park Rules and Regulations.....	_____	\$8	\$ _____
106	Notice to Occupant.....	_____	\$8	\$ _____
144	Proof of Service.....	_____	\$19	\$ _____
165	Proof of Service of Notice of Intent to Tow Vehicle.....	_____	\$19	\$ _____
130*	Resident Objection Form.....	_____	\$10	\$ _____
131	Vehicle Violation Notice	_____	\$8	\$ _____

Termination of Tenancy

208	TERMINATION OF TENANCY PACKAGE	_____	\$140	\$ _____
<i>The above package includes the following forms:</i>				
140	3 Day Notice to Pay Rent or Quit and 60 Day Notice to Terminate Possession	_____	\$19	\$ _____
141	3 Day Notice to Perform Covenants or Quit and 60 Day Notice to Terminate Possession	_____	\$19	\$ _____
142	60 Day Notice to Terminate Possession for Nonpayment of Rent and/or Nonperformance of Covenants.....	_____	\$19	\$ _____
161	Mobilehome and Manufactured Home Sale or Transfer Repair/Improvement Notice	_____	\$12	\$ _____
151	Notice of Belief of Abandonment.....	_____	\$19	\$ _____
185*	Notice of Disposition of Abandoned Mobilehome	_____	\$10	\$ _____
184*	Notice of Intent to Dispose of Abandoned Mobilehome	_____	\$10	\$ _____
187*	Notice to County Tax Collector Regarding Disposal of Abandoned Mobilehome	_____	\$10	\$ _____
186*	Notice to County Tax Collector Regarding Disposal of Mobilehome Using Warehouse Lien.....	_____	\$10	\$ _____
143	Notice to Legal Owners, Junior Lienholders or Registered Owners.....	_____	\$8	\$ _____
144	Proof of Service.....	_____	\$19	\$ _____
160	Resident's Notice of Termination of Tenancy	_____	\$8	\$ _____

Miscellaneous Forms

210	MISCELLANEOUS FORMS PACKAGE.....	_____	\$125	\$ _____
<i>The above package includes the following forms:</i>				
103	Acknowledgement for Third Party Payment of Rent	_____	\$12	\$ _____
150	Agreement with Heir, Joint Tenant or Personal Representative of the Estate	_____	\$8	\$ _____
170	Approval of Installation of Accommodation for Disabled Resident.....	_____	\$8	\$ _____
169	Master Meter System Public Awareness Message	_____	\$8	\$ _____
181	Notice of Application of Pesticide to Common Area Without Licensed Pest Control Operator	_____	\$8	\$ _____
182	Notice of Application of Pesticide to a Dwelling Unit Without a Licensed Pest Control Operator.....	_____	\$8	\$ _____

Contents of Miscellaneous Forms Package continued on page two.

Subtotal Page One

Go to page 2 for payment information. **\$ _____**

Order Form for WMA Members — Page Two

Forms are available in packages for additional savings to you! 061323

ITEM #	DESCRIPTION	QTY	PRICE	TOTAL	ITEM #	DESCRIPTION	QTY	PRICE	TOTAL
210	MISCELLANEOUS FORMS PACKAGE — <i>(Continued from page 1)</i>				210	MISCELLANEOUS FORMS PACKAGE — <i>(Continued)</i>			
175*	Notice of Change to Mobilehome Residency Law.....		\$10	\$ _____	153	Notice of Utility Assistance to Low Income Persons.....		\$8	\$ _____
168	Notice of Conditions Requiring Removal of Mobilehome on Resale		\$12	\$ _____	155	Notice to Heir, Joint Tenant and Personal Representative of the Estate		\$8	\$ _____
174	Notice of Emergency Preparedness and Evacuation Plan		\$8	\$ _____	157	Notice to Resident.....		\$8	\$ _____
152	Notice of Interruption in Utility Service.....		\$8	\$ _____	158	Recreational Vehicle Storage Agreement		\$8	\$ _____
180*	Notice of Rent Increase		\$10	\$ _____	173	Verification of Emergency Preparedness Plan (Includes one form with instructions and template)		\$5	\$ _____
176*	Notice of Rights and Responsibilities		\$10	\$ _____		Subtotal Page Two			\$ _____

Programs and publications by Western Manufactured Housing Communities Association (WMA) are intended to provide members with current and accurate information about the subjects covered. However, such information may not be sufficient in dealing with a member's particular problem, and WMA does not warrant or represent its suitability for such purpose. Members attending programs presented by WMA or using its publications do so with the understanding that WMA is not engaged in the practice of law and does not render legal or accounting services; and that the information published by WMA should not be relied upon as a substitute for independent research to original sources of authority.

Subtotal Page One	\$ _____
Subtotal Page Two	\$ _____
Total Both Pages	\$ _____
Shipping Charges	\$ _____
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Add 7.25% California Sales Tax <i>(Except Sacramento County — please use your local tax rate)</i>	\$ _____
Total Amount Due	\$ _____

Shipping Charges

Merchandise Subtotal

Up to \$30	\$15
\$ 31 – \$100	\$30
\$101 – \$150	\$40
\$151 – \$200	\$50
\$201 and up	\$60



Complete this form and return to:

WMA
455 Capitol Mall, Suite 800, Sacramento, CA 95814
t 916.448.7002 | f 916.448.7085

Protect your financial information — please DO NOT email this form to WMA. Faxing is a secure protocol.

BILLING INFORMATION:

- Check enclosed (please make payable to WMA)
 Charge to: VISA MasterCard American Express DISCOVER

Name on Card _____

Account # _____ Sec Code _____

Expiration Date _____ Total \$ Charged _____

Billing Address _____

City, State & ZIP _____

Signature _____

SHIPPING INFORMATION:

Community Name _____

Street Address (No PO Boxes — Current Street Address Only) _____

City, State & ZIP _____

Phone Number _____ Membership Number _____

Email Address _____

Members Can Save Money by Ordering WMA Forms Online

For an annual subscription of only \$95, members have unlimited access to WMA's complete lineup of forms that are custom designed to help you manage your communities. This platform allows you to "manage clients" and add a profile for each resident — if you choose to do so. Once you have your resident data added to your account you can select a form and select which client data should populate the form automatically!

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- Workers' Compensation
- Commercial Auto
- Employee Benefits
- Management Liability
- Claims Management
- Loss-Control Services

MEMBERS LOOK!



Make sure you get an up-to-date quote for this year's policy. Also, tell your non-member community friends that WMA's group Workers' Comp program is now accepting qualifying non-member communities — tell them they can now join the group!

Call Ray Avila at 209.423.2251 or raymond.avila@relationinsurance.com.

ENDORSED PROVIDER



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