

AAMHO CONNECTION



What: AAMHO Annual Meeting & 30th Anniversary

When: Saturday February 11th, 2017 8AM – 3PM

Where: Holiday Inn & Suites, Superstition Ballroom
1600 S. Country Club Dr., Mesa, AZ 85210

It is time to celebrate our 30th Anniversary and we are going all out. The organization wants to thank all of our members who have stayed with us through the years by providing a venue that will include guest speakers, sit down luncheon, prizes, raffles, and much more. The grand prize is a large screen TV donated by USA Insurance Group.

Our guests will include Representative Kelly Townsend; Deborah Blake and Joni Cage from the Arizona Department Housing; NMHOA President Tim Shehan; Representative Doug Coleman; Lobbyist Dana Paschke; Charlie German, Mayor of Camp Verde; just to name a few. As more RSVP's come in, we will publish all the information in the February newsletter.

The registration fee is \$15 if you pre-register, and \$20 per person at the door. Sign in begins at 8:00 am with early morning pastries, fruit trays, coffee and tea available. The business meeting will begin at 9:00 am that includes the election of officers. We will then have some guest speakers talk with us. It is important to stay on schedule, so questions should be held until the end of the presentations. Everyone will then enjoy a plated luncheon.

Rooms for those members who would like to stay at the hotel have been set aside so please visit www.mesaphxhi.com and click on Make a Reservation. Enter arrival & departure dates and enter **AHO** for the group. Check Availability and select either a king or 2 queen beds. You can also call 480-964-7000 to reserve your room. Make sure to mention our group code: **AHO**.

A pre-registration form is included in this newsletter. Please get your responses in so we can add your name to our list of attendees and make sure you are in our final count. We are looking forward to seeing you there.

REGISTRATION DESK VOLUNTEERS NEEDED

Valerie Shumate – Registration Coordinator
vshumate@roadrunner.com



We need your help at the AAMHO Annual Meeting, February 11, 2017 at the registration desk checking in attendees and handing out packets. We need about 8-10 people. Registration opens at 8 am., so volunteers need to arrive between 7:30-7:45 am. You'll be done by 9 am in time to join everyone for the meeting.

Contact me if you have any questions and are able to volunteer. Email: vshumate@roadrunner.com or Cell: 707-322-3331 or Home: 928-247-9088.

MEMBERSHIP IS IMPORTANT

Pat Schoneck – Membership Director
pschoneck@juno.com

Renewals to AAMHO have been falling by the wayside. You are extremely important to us as the Landlord Tenant Act is the law that sets the Rules and Regulations that both Mobile Home Owners and Park Owners must abide by. AAMHO is the bull dog organization that watches over these laws to see to it they are abided by. Our Lobbyist looks over every bill that goes before the Legislature to see that nothing is attached to another bill that could take away your rights. Our Legislative Committee meets with the Legislature during session to implement new laws for your benefit. The Board of Directors are working every day to protect your rights and when they are asked how many people does this effect? Numbers count!!

Due to losing members, we tried to economize by cutting back on Newsletters, we tried using more email, and worked with fewer officers. Folks this did not get you what you needed. So we are trying hard to contact everyone who calls in within hours; mailing you newsletters every other month to keep you informed; and offering to come to each and every park who invites us. You must remember, we cannot come if we are not invited.

Not only are your dues important to support this, but we need more working people. Come to the LTA 101 classes scheduled in your area, learn how to use the Landlord Tenant Act, work within your own Park and volunteer on District and State Levels. You are very important to this organization. Without AAMHO, there is no one out there to protect the Landlord Tenant Act and the Park Owners could throw it out. Be a strong member and become involved. Each and every member is a strong link within this organization.

A PERSONAL EXPERIENCE

Don Bremer – Vice President
vicepresident@aamho.org

It was just about 18 months ago that my wife and I became members of the AAMHO organization. We had called and asked for someone to come and talk to our park residents. In the first meeting, everyone present learned about the LTA and our rights and responsibilities as home owners in the manufactured community we lived in. It was at this meeting that I decided to become more involved. You might ask, "What have I gained by becoming a member and now the Vice President?" (continued on page 5)

INVITE AAMHO TO A MEETING

Rose Misener – District 7 Director
district7@aamho.org



Did you know that all you need to do to get your District Director to come and speak at your park is to call the office (480) 966-9566, and leave a message? We will contact you and let you know when we have a meeting time available.

You do not have to be a park officer to make a request. Just set up a time for your meeting with whomever arranges the schedule for use of a room at your park where we can meet.

If you have a specific topic you would like us to discuss with your group let us know and we will see if we can get the board member that is the best versed on that topic to join us in that meeting. We also offer classes to help you understand the Landlord Tenant Act (LTA) that are scheduled in many different areas all year long.

You do not have to live in the district that the classes are being held, you just have to be able to get yourself to the one you wish to attend. We believe that education is the key to understanding.

Our board is filled by dedicated, hard working people that care about the quality of life that Manufactured Home Owners deserve. We are volunteers that receive no financial payment for doing this. Every board member lives in a mobile home park so we understand fully what that life style entails.

You have a voice and we are here to help you use it. That being said, also know we are constantly seeking those people who would like to volunteer and help us achieve our goals. We are willing to train you. Speaking from experience I can honestly say that if you enjoy helping others as I do, the rewards are endless.

Our needs are many and any area that you feel you might want to assist would be greatly appreciated. You do not need to be a Park Officer, District director or a Board member to assist.

WHEN I WAS YOUNG

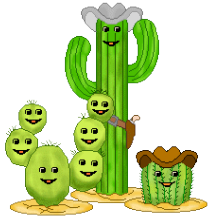
When I was a boy, my momma would send me down to a corner store with \$1 and I'd come back with 5 potatoes, 2 loaves of bread, 3 bottles of milk, a hunk of cheese, a box of tea and 6 eggs. You can't do that now...

Too many security cameras.



DISTRICT 4

Eileen Green – District 4 Director
district4director@aamho.org



Swan Lake Estates, Tucson, has supported a very successful “**Crime Watch**” program for many years. Volunteers in golf carts patrol their park each night for any unusual activity. These volunteers work with the Sheriff’s Office and their managers, Tanya and Jim Koch, thus insuring a close working relationship. This might be something that would work in your park. Do you know your neighbors and the cars normally in their driveway? Both Tucson Police Department and the Pima County Sheriff Department sponsor this program. Even the small towns and city law enforcement work with parks in a similar manner. Thank you Tanya and Jim for the beautiful lights on the palm trees at the entrance to your park.

Trails West, has another program designed to check on the welfare of people living alone. **Day of the Week Cards** are placed in their windows by 10 am by the resident. Volunteers ride bikes, walk, or use golf carts to check on these homes. Should the Day of the Week Card be incorrect, the volunteer checks with the resident to be sure all is well. This has identified residents who have fallen or need assistance.

Did you know that District 4 (Southeastern AZ) has members in **35** mobile home and RV parks? Pat Schoneck, Membership Director and I would love to come to your park for a meeting, **just ask us**. We can meet in a home, your park facilities, or off site. Your group may have presiding officers or meet informally. Why not invite neighboring parks to participate or join in your park meetings. Smaller parks would enjoy getting to know your park and being included in meetings. **Call Pat Schoneck (520) 404-4539 or myself (717) 574-4137** and we will assist with the invite.

The first District 4 **Officer Training Class** will be held at **Swan Lake Estates** on Friday, December 16th from 10-12. This is a chance for anyone who would like to learn what the duties of an officer may be and how to assist the nominating committee in selecting members to take part. Know what to expect of any Officer and how easy it is to follow the guidelines. Just knowing what roles each officer plays is essential to become strong and helpful to your park community. Do your Park Officers and/or mail person know who your Park members are? We can

help you identify current, new, and renewing members.

The District 4 Meeting on October 8th at **Swan Lake Estates** was exciting. A Nominating Committee, composed of Barbara Thompson, **Rincon MHP**, Jan Shuman, **Tucson Meadows** and Roy Reisenburg, **Swan Lake Estates**, were appointed to recruit members for the Election Meeting for District 4 Director, Associate, and Secretary/Treasurer being held December 4th at **Tucson Meadows**. Your willingness to be a leader makes AAMHO a stronger association. AAMHO has a District Director and Associate Director training class also available. Don’t be afraid to volunteer, we can help.

We welcome the return of our Snow Birds. Let’s see your park name in our next *Connection* newsletter. Share your Park’s successful programs.

Don’t forget to complete the Community Annual Information Form identifying your current Officers.

DISTRICT 7

Rose Misener – District 7 Director
district7@aamho.org

We have had our District 7 election and I remain your Director, Carl Cross is still our Secretary, Darlene Schaubut and Robert Tripi were elected as our two Associate Directors. We are happy that we have more people stepping up to assist this organization.

We also had a Landlord Tenant Act class taught by our President Eileen Green & Kelly Yielding. There were many opportunities given to the attendees to have their specific questions answered. It is helpful to hear from our members and what they are dealing with in their parks.

Speaking for myself, I find my work with AAMHO quite rewarding. We welcome you to attend our board meetings to see the direction we are going. If this is something you think you may want to do, please contact the office to arrange a date that you would like to attend.

I am very excited about the 30th anniversary annual meeting coming up February 11, 2017. Much work and planning has been put into making this a fulfilling meeting. Hopefully you will decide to attend and find it informative as well as enjoyable. With each newsletter we will be providing you with updates.

~*~*~*~*~*~*~*~*~*

AAMHO is on the web at: <http://www.aamho.org>

DISTRICT 6

Jerry Shumate – District 6 Director
d6director@aamho.org

District 6 is Yuma and La Paz counties. I want to welcome you all back. I am your District Director and I am here to help you with your problems or concerns. We had a District Meeting on Saturday, October 29th at **Sunrise Mobile Estates**, 1950 E 24th St, Yuma. We will have another District Meeting in January, date and location to follow. It is in our interest to refresh our participation in AAMHO, and increase our membership. AAMHO has a new education class on the Landlord and Tenant Act; let me know if you are interested in having one in your area or park. I am available to come to your meetings or your park, just ask me to come.

FILL IN THE BLANKS

(Answers below)

- 1) A landlord can raise your rent every ____ days if you don't have a lease.
- 2) You must file a _____ to get a hearing.
- 3) Every resident has the right to ask for a _____.
- 4) If you get a lease, you have ____ days to review it before signing.
- 5) Managers are required by law to take a certification class every ____ years.
- 6) If a resident requests it, a park owner must grant up to a ____ year lease.
- 7) After notification of closure of a park, residents have up to ____ days to move.
- 8) One reason for relocation fund use is _____.
- 9) _____ is an organization that helps residents.
- 10) All representatives of AAMHO are _____.
- 11) A _____ is anyone who visits for less than 15 days a month.
- 12) A _____ is anyone who visits daily.
- 13) Homes that are less than 400 square feet are called _____.
- 14) Anyone who has problems in their park can ask for a _____.
- 15) Increases in rent for more than 10% plus CPI are grounds for use of the _____.

models, 14) hearing, 15) relocation fund, 180, 190, 2) petition, 3) lease, 4) 10, 5) 2, 6) 4, 7) increase; or change of use, 9) AAMHO, 10) volunteers, 11) guest, 12) visitor, 13) park

AAMHO IN ACTION

Kelly Yielding – Legislative Director
legislativedirector@aamho.org



As we go forward with the new Legislative hearings, it is the goal of our organization to work with our Lobbyist to focus on

three issues. So many times I am asked why we don't try and get a law passed to control the rent increases we get as owners of our homes who rent the space. Unfortunately, Arizona is not a rent control state so nothing can happen with laws for our protection. If there were a Bill being passed to become a rent control state, then we could try and work with the owners to set a "cap" but that is something we have no control over.

We have met to discuss concerns about the relocation fund. It is a benefit we as home owners have through our tax on our homes, but the amount doesn't cover a move in today's high cost move. It is our goal for this session to get an increase in the dollar amounts that are available for relocating your home if your park (1) closes (2) changes use or (3) raises rents over the 10% + cost of living (CPI) in a 12-month period.

We are also hoping to get some action started for Park Model homes so they also can benefit from relocation and hearings. At this time if you are a Park Model home owner (anything 400 ft. or less) you are labeled a RV and as such have no benefit from the relocation fund or for a hearing if there are violations in your park. Many Park Model owners are not even offered a lease when they move into a park. This is not a fair practice, because you as owners are paying the same rent as those of us who live in manufactured homes. The only difference is the size of the home.

As in the past, the AAMHO Legislative Committee will share the issues from park residents. We will research, discuss, and choose those battles we feel could be beneficial to residents and take them to representatives for sponsorship. Not everything we try to get passed will prevail, however every step will be taken to reach a goal for satisfaction.

We will ask all of you to be ready to make calls, to contact your representatives when Bills are up for vote, and even make phone calls to insure success. With your help and involvement things get done. For your participation we say "thank you" to all.

RESERVATIONS FOR THE 30th ANNUAL AAMHO MEETING

Saturday, February 11, 2017

Please list your name, space, and phone number. Return this form by February 3, 2017, with a check to **AAMHO**, 2334 S. McClintock Drive, Tempe, AZ 85282.

The registration fee is \$15.00 if you Pre-Register; \$20.00 per person at the door. Sign in begins at 8:00 am and the meeting will begin at 9:00 am. Early morning pastry, fruit tray, coffee and tea will be available, followed by a plated luncheon. If you have any questions, please call the AAMHO office at 480-966-9566 or 1-800-221-6955.

Meeting location: Holiday Inn and Suites
1600 S. Country Club Drive
Mesa, AZ 85210

NAME OF PARK: _____

Your community is entitled to voting delegates based on the number of member households within your park. Delegates and Alternates must be active AAMHO members and both should attend the meeting. While Delegates have voting rights, Alternates may be heard in discussion and may vote if their Delegate is not in attendance. The chart below indicates allowable chapter delegate representation based on the number of current memberships through December:

5 - 50	Member households	One vote
51 - 100	Member households	Two votes
101 - 150	Member households	Three votes
151 - 200	Member households	Four votes

Name of Delegate: _____ Space # _____ Phone: _____

Name of Delegate: _____ Space # _____ Phone: _____

Name of Alternate Delegate: _____ Space # _____ Phone: _____

Please list names of other members attending:

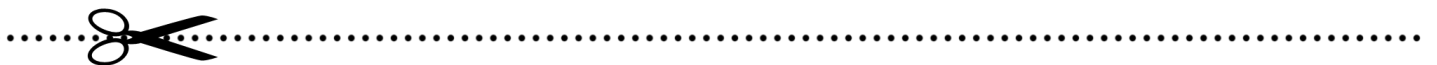
Name: _____ Space # _____ Phone: _____

Name: _____ Space # _____ Phone: _____

Name: _____ Space # _____ Phone: _____

Name: _____ Space # _____ Phone: _____

Name: _____ Space # _____ Phone: _____



A PERSONAL EXPERIENCE

(Continued from page 2)

Well, there is a feeling of satisfaction knowing that I can help others by attending park meetings, gathering research, and yes... even following a park through the hearing process. Not everyone knows what happens when the petition is filed to report violations of the LTA. Having been involved in several hearings, I get to share the experiences with others and the knowledge that there is a solution. Attending district meetings, I have been able to talk about the outcomes of hearings first hand and talk

about the proper steps to take to assure a positive decision. I have learned about the time, importance

of documentation, and what one can expect at the hearing. This knowledge and experience helps to reassure others that there is something positive happening when issues arise that need to be addressed by residents. I continue to learn about the law, meet new and interesting people, and share successes with them. I am thankful for the opportunity to serve in the position of Vice President and will continue to do whatever needs to be done to make this organization a success.

COMPARE AND SAVE!

We can insure any park model or manufactured home no matter age, value or location.

COVERAGE'S

Manufactured Home	\$40,000	\$50,000	\$60,000	\$80,000
Adjacent Structures	4,000	5,000	6,000	8,000
Personal Contents	20,000	25,000	30,000	40,000
Additional Living Expenses	8,000	10,000	12,000	16,000
Personal Liability	100,000	100,000	100,000	100,000
Medical Payments	1,000	1,000	1,000	1,000
Flood	Included	Included	Included	Included
Premium Per Year	\$281	\$317	\$351	\$432

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- Stated Value Policy
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- USA Insurance Group Only Represents Companies That Are Rated A- (Excellent) Or Better By AM Best For Financial Strength
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This is a brief illustration of current rates that are subject to revision. The insurance company reserves the right to accept or reject applications for insurance upon review of all underwriting information. Rates may vary due to age of customer, age or location of home.

USA Insurance Group has underwritten the printing and mailing costs for this edition of the newsletter.

THREE KEYS TO BUYING MANUFACTURED HOUSING INSURANCE

USA Insurance Group
www.usainsurancegroup.com

Stability

Make sure your insurance company has an A- (Excellent) or better financial rating from the A.M. Best Corporations. You may do this by calling (908) 439-2200 or you may visit their website at AMBEST.com

Protection/Coverage

Make sure you have:

- Stated Value Policy covering your home. Make sure your policy pays you (in cash) the amount of insurance you have purchased if your home is destroyed. No depreciation!
- Replacement Cost coverage on your home and contents. All items are repaired or replaced. New for old... No depreciation!
- Flood (optional)

Service

USA Insurance Group is family owned and operated. Specializing and protecting USA manufactured homeowners for over 30 years. We are here when you need us!

USA Insurance Group has underwritten the printing and mailing costs for this newsletter.

WHAT IS AAMHO?



The Arizona Association of Manufactured Home, RV and Park Model Owners is a federation of

170 homeowner's associations from mobile home parks throughout the state. AAMHO is a non-profit 501 c-4 organization representing the interests of every manufactured home and recreational vehicle owner in Arizona.

How does AAMHO accomplish its purpose?

AAMHO is recognized as the manufactured home owners, RV owners and park model owners' main representative by the Arizona State Legislature and Administration, and is called on to serve on commissions and boards concerned with our lifestyle. Much of the critical work is accompanied by lobbying for our interest in the State Legislature.

How are individuals represented?

Manufactured Home Communities and RV Parks Homeowners' Associations are grouped into

geographical Districts, each electing a Director to the AAMHO Board of Directors. Each of these Associations have chapter officers elected by the AAMHO members in their community, to help ensure that the rights of the residents under the *Arizona Mobile Home Parks Residential Landlord and Tenant Act (LTA)* and the *Arizona Recreational Vehicle Long-Term Rental Space Act (RV Act)* are secure. All these people are volunteers.

What have been some of the major accomplishments of AAMHO in the past?

- The successful lobbying in the Arizona Legislature to secure passage of the Arizona State Law regarding the Park Hearing Officer function.
- Establishment of the Relocation Fund.
- Modification of the LTA resulting in a major disincentive to park owners considering large rent increases. Homeowners can get assistance through the relocation fund to move their homes when there is an excessive rent increase, a change in use of the park or if a park closes.
- Passing the RV Act giving basic rights to RV park tenants that remain in the same space for more than 180 days.
- Park owners now have to offer four-year leases if requested by the tenant.
- Park owners must have continuing education of park managers and may be fined for failure to comply.
- Prospective tenants must be given a three-year history of park rents.
- Establishment of AAMHO Petition Committee to discuss residents' problems with their park. The Committee can assist in completing the petition paperwork and represent members before the Hearing Officer.
- Tenants cannot be required to place an additional person's name on the title to the mobile home as a condition of tenancy or residency.
- Beginning January 1, 2017, the law now requires the inclusion of any tree maintenance obligations for trees on the mobile home space be stated in the lease agreement, rather than in the park rules and regulations.

AAMHO strives to protect your lifestyle. Our full-time lobbyist monitors and reviews hundreds of bills introduced at the legislature each year informing the AAMHO Board of Directors of proposed changes in Arizona laws affecting manufactured home owners or renters living on leased land, and legislation that could have an impact on RV and park model owners.

"None of us is as smart as *all* of us."

Arizona Association of Manufactured
Homes and RV Owners



2334 S. McClintock Drive
Tempe, AZ 85282-2674
480-966-9566 ~ 800-221-6955

CO-OPERATION NOT CONFRONTATION

WE ARE LISTENING

Carl Cross – Editor
secretary@aamho.org



Since you have read our first two issues of the *AAMHO Connection*, now is the time to let us hear how you liked our presentation. What would you like to see added to this publication? Share your good news and ideas by submitting them to the *Connection* Editor.

CLASSES ARE AVAILABLE

Jerry Shumate – Education Director
education@aamho.org

The better that we are informed, the better we are prepared to handle our problems. It is time to be thinking about the classes you need next year. We have LTA 101 on the Mobile Home Parks Landlord and Tenant Act; and Park Officer Training for any AAMHO Park Officer that is new in their position or needs an update. If you are interested in either of these classes, contact your District Director, the Education Director, or call the AAMHO office.

MEETINGS AND CLASSES SCHEDULED IN DECEMBER & JANUARY

Thursday, December	8	9:00	Board of Directors Meeting	AAMHO Office, Tempe
Friday, December	9	9:00	Manager Certification Class	AAMHO Office, Tempe
Saturday, December	10	10:00	District 1 Meeting	Mesa Dunes, Mesa
Saturday, December	10	10:00	District 4 Meeting	Tucson Meadows, Tucson
Friday, December	16	10:00	Officer Training Class	Swan Lake Estates, Tucson
Saturday, January	7	10:00	District 7 Meeting	Roadrunner Lake Resort, Scottsdale
Thursday, January	12	9:00	Board of Directors Meeting	AAMHO Office, Tempe
Saturday, January	14	10:00	District 1 Meeting	Val Vista Village, Mesa
Saturday, January	14	10:00	District 6 Meeting	Sunrise Mobile Estates, Yuma