

AAMHO CONNECTION



AAMHO Website: www.AAMHO.org | Email: info@aamho.org | Editor: Carl J Cross secretary@aamho.org

MEMBERSHIP IS PREVENTIVE MEDICINE

Carol Judd – District 4 Director
d4director@aamho.org

It is flu shot season again. Why is that important? It is a *preventive* health maintenance measure. How does a flu shot relate to AAMHO? Almost the same answer: Membership is Preventive Medicine.

AAMHO stands for the *preventive maintenance* of not only the “Residential Landlord & Tenant Act for Manufactured Home and RV Owners in Parks” (aka: “LTA”), but also the critical monitoring of any and all *proposed legislation regarding MH & RV Parks*.

The AAMHO statewide Board of Directors has long since adopted the motto: “Co-operation, Not Confrontation”. Purposely hyphenated, to emphasize the “Co-...” to more than encourage a respectful dialog, a work-with context, rather than a direct challenge, in our relations as individual residents in our own parks, as well as the Board going forward with others including the park owners association.

Since AAMHO is funded solely by memberships, and the gracious donated contributions by members to support our Flood Fund & Legal Fund, we need each other to help GROW our membership rolls. (This new Flood Fund was precipitated by an irrigation system failure resulting in flooding the AAMHO office on a weekend in early April 2017, causing damage in excess of our insurance coverage.) This was a wake-up call to the all-volunteer Board to review and revise the Office’s insurance policy! AAMHO got burned (rather, flooded) and we didn’t know that we did not have adequate protection. Don’t let this happen to you! *“An ounce of Prevention is worth a pound of cure”*.

We all have to “pay it forward” for protection and AAMHO really needs your help now:

- We need your help to increase our member base
- We need you to make sure you renew your membership timely
- We need your help with donations to repair the deficit from the flood damage

Membership in AAMHO costs only \$40 per year, less than \$4 a month! Think of it as another “insurance”. Another measure of *preventive home-health maintenance*. We like to think we are safe [in our homes] from intimidation, bullying, inharmonious situations. A few landlords/managers may give a bad impression. Henny Youngman was quoted as saying, “Not all golfers are liars. It’s just that a lot of liars golf!”

AAMHO’s biggest strength from membership going forward, is educating ourselves, our neighbors and our Legislators about the bi-lateral protective measures of the LTA.

One voice on a street corner gets lost in the traffic noise. When a stadium full of fans cheer on their team, their voices are heard!

Members make your voices heard! Please, help support AAMHO’s ability to support you!

And get your flu shot, too!

BUILDING OUR MEMBERSHIP ONE PARK AT A TIME

Pat Schoneck – Membership Director
pschoneck@juno.com

Fall is here and it is time for every Park to be working on membership. I would be happy to attend one of your meetings or a coffee hour and talk about membership and its importance to every home owner. Please encourage every member in your park to join. There is power in numbers. The cost of AAMHO is \$40.00 per year or just 11 cents a day.

I would also like to be invited to parks who have no members. So if you know someone in another park tell them about AAMHO. I can only go talk in a park if I am invited. I would also like to get invited to Park Model parks as our new laws will help them a great deal. You can contact me my phone 520-404-4539 or send me an e-mail at pschoneck@juno.com.

I’m looking forward to seeing you.

KEEPING CONNECTED

Kelly Yielding – legislativedirector@aamho.org
and Eileen Green – president@aamho.org

While visiting parks this summer, we decided to ask questions of residents who were living in manufactured homes, both old and new, to see what some of their concerns were.

AAMHO understands that rising rents is personal to each person who lives in a park. Park owners may make changes in amenities available that arise from their increased cost in upkeep, possibly due to the aging of the park. Unfortunately, business expenses by owners and the increase in Social Security benefits and pensions for residents, are generally not in accord.

Luckily for residents of manufactured homes, most of the park owners raise rents **less** than the 10%+CPI (cost of living nationally) they are allowed to charge. Residents only on fixed incomes, such as SSI & Disability with no other source, may request a change in payment due dates to coincide with receipt of their funds rather than be penalized with late charges. Kai McKinstry with the Southwest Fair Housing Council (1-888-624-4611) may be able to assist you and management with alternatives. Park owners may need to verify income and are often supportive of their fixed income residents.

Another concern is age of a home. Keeping our manufactured home in good condition improves our chance of selling it should the need arise and the responsibility of each of us living in a park. The Arizona Revised Statutes (laws) give the park owner an option to set guidelines and standards in their Statement of Policy regarding the age and condition of any manufactured home in their park. Let us each remember that the Rules and Regulations, in addition, hopefully allow all of the residents to maintain the same standards.

Yet another concern centers on the maintenance of the trees in the park. The recent change to tree maintenance applies to NEW RESIDENTS moving into a park. Each NEW RESIDENT has a right to negotiate any charge that will appear in their Rental/Lease Agreement for tree maintenance on their rented lot. Charges for tree maintenance may no longer appear in the Rules and Regulations.

Read your lease carefully and make sure you understand your obligation before signing. Also know that you have the right to review the lease for 10 days before signing and you can't be forced to sign if you don't agree for long term. If there are any

questions, always discuss these with the manager and get answers.

The last concern relates to getting a copy of the title to the home. Many individuals have purchased their home from either another person or in many cases from the park. The title to a manufactured home is issued from the Arizona Department of Transportation Motor Vehicle Division. If you own a single wide home you would receive one title, and if you own a double wide home you should have two titles (one for each section).

Receiving a title to your manufactured home is required by law and a few tips might help understand the importance. Help your friends and neighbors be aware of pitfalls that could occur in any purchase.

- Complete an application at the Park Office to see that you qualify to be a resident.
- Prior to agreeing to purchase a home, ask to see he title to assure the actual owner.
- Check the serial number on the unit, year, make, model with the one on the title.
- No person may legally transfer, purchase, or sell a mobile home, house trailer, or manufactured home without a certificate of title.
- Ask for the tax records to assure no back taxes are owing. You can call the Assessor's Office yourself for verification.
- Purchase of any used mobile/manufactured home, or park model, is sold **as is** with no recourse from the seller.
- Caution should be given **prior** to signing any documents.
- Promises that are not in writing, including inspections of the unit, do not afford any protection to you as the buyer.
- A Bill of Sale from the person(s) on the title is required.
- **Before** giving a deposit of any kind, check all of the above suggestions.

The standing rule is to allow 14 days to receive a copy of the title once you purchase the home.

Sold Notice - Must be submitted within 15 days of sale/transfer of manufactured home. This notice protects the seller from liability that occurs after the sale. To transfer ownership, the transfer information on the back of the title must also be completed. While a home may have been abandoned due to death, moving, or walking away, the taxes are the responsibility of the new owner and many times to avoid paying taxes on the home the owner will not register the home in his/her name. This is known as "title skipping" and it is illegal because it is cheating the state and county of property tax revenue.

If you have questions, always feel free to contact your AAMHO representative either at a District meeting or by calling the office and leaving a message to have someone call you back.

TIPS FOR TENANTS

Emily Bregel – Arizona Daily Star (Aug. 27, 2017)
ebregel@tucson.com

The dilapidated mobile home they rented needed serious work, but it was walking distance to public schools and it seemed to have the makings of a home. They were going to fix it up, but quickly realized the trailer's problems were more than cosmetic when monsoon rains streamed through leaks in the roof throughout July.

On July 31, city code enforcement informed them and five other families that their rented trailers had been condemned as uninhabitable – months before they moved in.

Since they were displaced, they have stayed in four different hotels as they scramble to find a permanent place to stay. "We hate to see anyone else go through this," they said.

They are hoping to get back some of their rent and security deposit they paid to an out-of-state landlord who gave each displaced family \$200 to pay for a week in a hotel while they got on their feet.

The landlord said he specializes in running apartment complexes. "It's been a disaster and we're just not qualified for a park like that." He blames one of the park's tenants for renting out the condemned trailers without his knowledge. He was unaware so many trailers had been condemned at his property, which was featured in a December *Star* article on dangerous conditions in Tucson's trailer parks.

Because the landlord has the protection of an LLC, city code enforcement can't cite and fine him personally. The department has to work with the city prosecutor's office to cite him through the court system.

Initially, the landlord denied receiving rent payments from any of the families who were living in condemned trailers on his property. Since each family said they paid by either cash or a money order, they are struggling to prove it.

Paying rent by money order is common among low-income tenants who can't afford to maintain a checking account. But this payment method leaves renters vulnerable to accusations of nonpayment, unless they insist on a written receipt up front. A money order stub alone isn't proof that the landlord actually received the payment.

How to Protect Yourself:

- Treat money orders like cash. Get a written receipt at the time of payment, and don't send money orders through the mail.
- Insist on a written lease and read the entire lease before signing.
- Ask for a copy of the title for a mobile home before entering into a rent-to-own contract. Be sure the seller's name is on the title.
- Document any problems in the mobile home park and submit complaints in writing. Keep a record of correspondence with the property owner or manager.

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HOW CAN AAMHO HELP?

Carl Cross – Editor
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AAMHO is a non-profit organization representing people who live in manufactured homes, park models, and RV's throughout the state of Arizona since 1987. Its primary purpose is to educate and support legislation that will enhance the manufactured home life style.

AAMHO educates park residents about their rights and responsibilities under the *Arizona Mobile Home Parks Residential Landlord and Tenant Act (LTA)*, and the *Arizona Recreational Vehicle Long-Term Rental Space Act (RV Act)*. The LTA 101 class offers an opportunity for participants to learn how to use the LTA in finding the answers to questions that may come up in their park. Responsibilities of both the landlord and the tenant are discussed.

AAMHO is also authorized by the State Legislature to present a Park Manager Certification Class, a six-hour class and certification that park managers are required to complete every two years. In partnership with the Southwest Fair Housing Council, participants also receive their 3-hour certification on fair housing as part of this class.

Our staff of volunteers live in your parks, work with you to resolve issues, visit with you at your request, and enhance your peace of mind. To arrange for a helpful representative to come to your community or to learn more, call the AAMHO office at 480.966.9566 or 800.221.6955 to leave a message to have someone call you back.

WON'T YOU JOIN THE TEAM?

Carl Cross – Editor
secretary@aamho.org

AAMHO is looking for some of you awesome members with a wide variety of skill sets, who would enjoy helping at the state and local level, to become part of the revitalized team of volunteers.

We are looking at a different approach geared to asking people to work or assist in the area which they reside and have knowledge of their own community.

Send us a short resume with your skill set and your interest so we may find a compatible place for you. Many of you are able to work from home designing websites, newsletters, or graphic designs. Others may have an interest in legislative or education projects. New ideas are so important to moving forward.

We are much in need of additional District Directors and Associate Directors to keep AAMHO moving forward. Training programs are available to assist each one in addition to seasoned personnel. Don't be afraid to look at this volunteer work as the greatest contribution you are giving to every manufactured home owner in Arizona. They need us and we need you.

District Directors and Associate Directors have often been officers within in their local park organization. Duties include:

- Phone calls or email responses to members and non-members
- Travel time to and from parks
- Attending monthly Board meetings
- Working knowledge of the AAMHO *Handbook for Park Officers*; assist in education of park officers
- Study and be able to apply the major sections of the *Arizona Mobile Home Parks Residential Landlord and Tenant Act*
- Be familiar with the *Arizona Recreational Vehicle Long-Term Rental Space Act* and the differences between the Acts
- Knowledge of the AAMHO Bylaws and Policy Manual
- Submit written monthly reports to the Board

Please consider how you might be able to contribute your time and valuable experience to strengthen the dedicated team of AAMHO volunteers. For more information, call the AAMHO office and leave a message to have a volunteer call you back.

TWO NEW DISTRICT DIRECTORS

Carl Cross – Editor
secretary@aamho.org

A district meeting was held on June 15, 2017 at Palmas Del Sol East where **Rita Dilenno** was elected as the new **District 2 Director**.

Rita was able to meet with some of the people from different parks and give them a little of her background.

- 25 years working for the State of Washington in the Department of Social and Health Services.
- For 2 years, she worked with the Legislature and legal services to rewrite state law and regulations to eighth grade English.
- She has negotiated contracts and represented employees in labor disputes.
- Has some experience in the petition process in Arizona, having been involved in one in her park.
- Has attended an LTA 101 class, and a Manager Certification class.

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At the September 14th Board meeting, **Bob Hervey** was appointed as the new **District 3 Director**.

- Bob was the Associate Director of District 1 from 2009-2010, becoming District 1 Director in 2011.
- He and his wife Shirley have recently returned to Arizona and are eager to again get involved with AAMHO
- Shirley previously served as the Education Director from 2010-2012.

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These volunteers are ready for the challenge and will have the support of all the other District Directors. Welcome aboard!

THE LECTURE



Ron, a man 89 years of age, was stopped by the police around 2 a.m. and was asked where he was going at that time of night.

Ron replied, "I'm on my way to a lecture about alcohol abuse and the effects it has on the human body, as well as smoking and staying out late."

The officer asked, "Really? Who's giving that lecture at this time of night?"

Ron replied, "That would be my wife."

TWO BILLS THAT BENEFIT MANUFACTURED HOME OWNERS IN ARIZONA

Kelly Yielding – Legislative Director
legislativedirector@aamho.org

Early in the last session, the park owners sent representatives Gregg Jonlawz, Susan Brenton, and the lobbyist for Manufactured Housing Communities of Arizona (MHCA) to meet with Dana Paschke (AAMHO lobbyist), Kelly Yielding (Legislative Director), and Eileen Green (AAMHO President) to discuss the issues that park owners wanted to put before the Senate as a Bill.

Meeting with the MHCA group was a positive move for all manufactured home owners. It allowed AAMHO (representing the residents) and MHCA (representing park owners) to discuss concerns and have a better understanding of the issues. AAMHO discussed what we would like to see going forward with Legislation, and the MHCA individuals shared support for the Bills we were getting ready to submit. MHCA told us about their “Heir” Bill which would make some changes to the LTA with regard to timelines and requirements for individuals who would become owners of a home in the event of the death of a family member. This Bill became effective August 9, 2017.

Arizona Revised Statutes § 33-1419. Heir to mobile home; requirements; accounts

For any person who inherits a mobile home by will, trust or any other testamentary conveyance. All of the following apply:

1. The person may do either of the following:
(a) Reside in the mobile home on the premises only if the person meets the requirements prescribed for other tenants in the mobile home park, including compliance with age requirements, background checks and signing the mobile home park’s standard rental documentation.

(b) Sell the mobile home in accordance with the provisions of this article and the deceased tenant’s rental agreement.

2. The person shall pay any amount past due to the landlord from the deceased tenant.

3. The landlord shall apply all of the deceased tenant’s prepaid amounts or credits, including security deposits, for the benefit of the person inheriting the mobile home.

Also mentioned at the meeting was the Real Estate amendment that Park Owners were interested in bringing before the Senate. This Bill also became effective August 9 and set some new boundaries for realtors who want to sell manufactured homes as well as site-built homes. The positive effect for manufactured home owners is twofold. First there will be more realtors selling manufactured homes but also the homes can be listed on the MLS website. “MLS is a real estate advertising and marketing service company. It is a quick and easy way for you to search and find real estate located all across the USA through advertised real estate agents’ web sites. MLS.com can help you find providers of many of the services needed in a real estate transaction”.

Arizona Revised Statutes §41-4028(B)(1)(b-c).
Exemptions

B. The requirements of this chapter applicable to dealers do not apply to persons performing the following transactions:

1. Real estate brokers and real estate salesmen licensed under section 32-2122 who engage in activities proscribed by this chapter with respect to any of the following:

(b) New or used manufactured homes and mobile homes that are located in mobile home parks as defined in §33-1409 if the licensed real estate broker or real estate salesman is acting as an agent for a licensed manufactured housing dealer and the dealer is responsible for filing all of the required paperwork and submitting required fees on the sale of the home pursuant to this chapter.

(c) Used manufactured homes and mobile homes that are located in mobile home parks as defined in §33-1409 if the licensed real estate broker or real estate salesman is acting on behalf of a private party and the real estate broker or real estate salesman remains subject to the real estate licensing requirements prescribed in title 32, chapter 20.

Both of these new laws are included in the 2017 revision of the *Arizona Mobile Home Parks Residential Landlord and Tenant Act* which is available on our website at www.AAMHO.org.

COMPARE AND SAVE!

We can insure park models, manufactured homes & modulares.
We have a company to fit your needs.

*COVERAGES

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

**Premiums above are sample quotes; your specific policy may be different*

Program Highlights: (not available on every policy)

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EFT, Credit Card And Monthly Payments Available



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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.

Standard Direct has underwritten the printing costs for this edition of the newsletter.

OUR VOLUNTEERS

Carl J Cross – Secretary
secretary@aamho.org

Since September 2015, I have served as the AAMHO Secretary. I have been the Secretary for District 7 since January 2003. During that time, I have met some outstanding members of our association who are giving freely of their time and talents to help other people solve individual or park problems.

It seems that whenever you see them, they are promoting membership or asking for your financial assistance. Your membership dues are used very judiciously by your Board. Every effort continues to be made to limit our expenses and expand our services. AAMHO has only two paid employees, the Office Manager and our Lobbyist. Everyone else is a volunteer. Although Board members are entitled to turn in an expense report for mileage to and from meetings plus necessary housing, some choose not to submit a claim.

When the AAMHO offices were damaged by flooding last spring, the restoration placed a heavy drain on our general fund. Many members contributed toward our special 'flood fund', but the costs were much greater than our insurance covered which had a \$5000 deductible. You are still invited to consider making a donation to this fund.

The legal fund has also been heavily used recently and consequently, we must ask you for donations to keep this fund healthy and available for other important cases. This fund is not part of the general fund and is used to help those individuals with just causes that benefit the entire manufactured home community throughout the state, not just one park.

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AAMHO now has an online **secure** donation site for you to go directly to support our 'Flood Fund' goal of \$13,000. Please help us to continue our important Education efforts and support of Legislation.

www.gofundme.com/HelpAAMHO

Facebook users are urged to **share** this opportunity with all your friends and family.

PRESIDENT'S PERCEPTION

Eileen Green – President
president@aamho.org



Some parks have been fortunate to start a "**Volunteer Monitoring**" program that has been very helpful for any resident that may be living alone, or perhaps subject to falling, or many various reasons.

Seven days of the week CARDS are supplied to the residents by a group of volunteer monitors who ride, drive, or walk around the park to check the safety of these residents. Each day the resident places the **proper card in their window by 10 a.m.** to alert the volunteers they are safe. This is a "habit" that a resident will set for them self to assure the days of the week are changed. The volunteer monitor will check on that resident should the card not be on the correct day of the week by knocking on the door to be assured that all is well and only forgotten to replace the card perhaps because of a routine change.



This "Volunteer Monitoring" service may wish to keep information of that resident's name, space #, phone #, neighbor or family member to contact if the card has not been changed and no answer at the door. Law enforcement does NOT recommend residents supply keys to anyone for the safety of all.

A call to the local police/sheriff department requesting a "**Welfare Check**" may be necessary to assure the safety of the resident and the Volunteer Monitor.

Start a program in your park. You may find this service very rewarding. The local fire departments are excellent resources in helping write the "do's and don'ts" of assisting a person who has fallen or even passed away.

Arizona Association of Manufactured
Homes and RV Owners



2334 S. McClintock Drive
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CO-OPERATION NOT CONFRONTATION

EDUCATION CLASSES

Jerry Shumate – Education Director
education@aamho.org

It is the beginning of a new season and it's time to think about the training you need or want. To schedule training, contact your District Director or myself, Education Director Jerry Shumate. We will take care of your needs. Education is the key to our future.

The Manager Certification classes for 2018 will be every other month on the second Friday of the month in the AAMHO office in Tempe beginning with January 2018. Classes can also be scheduled in Tucson, Yuma or any other areas in the state. Call me at 928-247-9088 or send me an email for more information.

2018 ANNUAL MEETING

Kelly Yielding – Legislative Director
legislativedirector@aamho.org



We have a date and a place for our next Annual Meeting.

Date: Saturday, February 24, 2018
Place: Holiday Inn & Suites
1600 S. Country Club Drive
Mesa, Arizona 85210

More information to follow in upcoming newsletters, but be sure to reserve this date. With each meeting, we learn more and more ways to improve our gatherings of members. More speakers, question and answer sessions, a chance to meet and share experiences, raffles, and workshops.

MEETINGS AND CLASSES SCHEDULED IN OCTOBER & NOVEMBER

Thursday, Oct.	12	9:00	Board of Directors Meeting	AAMHO Office, Tempe
Saturday, Oct.	21	10:00	LTA 101 Class	Crescent Run, Mesa
Saturday, Nov.	4	8:30	LTA 101 Class	Villa Capri, Tucson
Thursday, Nov.	9	9:00	Board of Directors Meeting	AAMHO Office, Tempe
Friday, Nov.	10	9:00	Manager Certification Class	AAMHO Office, Tempe
Saturday, Nov.	18	10:00	District 1 Meeting	Trail Riders, Mesa
Saturday, Nov.	18	10:00	District 3 Meeting / Elections	Desert Skies, Phoenix

We are very pleased to have Kai McKinstry from Southwest Fair Housing Council join our team for the certification classes. This gives the managers two certificates that are required for their position.

A current listing of all meetings and classes is available on our website: www.aamho.org