

# AAMHO CONNECTION



AAMHO Website: [www.AAMHO.org](http://www.AAMHO.org) | Email: [info@aamho.org](mailto:info@aamho.org) | Editor: [secretary@aamho.org](mailto:secretary@aamho.org)

**Join us**  
for your Annual Meeting.  
**Don't miss it!**

## 31<sup>st</sup> Annual Meeting

**Saturday Feb. 24, 2018**

**9 am – 1 pm**

**Holiday Inn & Suites**

**Superstition Ballroom**

**1600 S. Country Club Dr.**

**Mesa, AZ 85210**

AAMHO will hold their Annual Meeting at the Holiday Inn & Suites again this year. The facilities are easy to get to, and overnight lodging is available. We wish to thank all of the members who have stayed with us over the years and of course all our new members who have joined us.

Pre-registration is \$20 per person and \$25 at the door. Sign in begins at 8:00 am with complimentary early morning pastries, fruit trays, coffee and tea available. The short business meeting with election of officers will begin at 9:00 am. There are four positions up for election: Vice President, Secretary, Treasurer, and Park Model Director.

After elections, we will have some interesting guest speakers. Attendees will have the opportunity to ask questions following each speaker. The conference room will be set up differently this year so it will be easier to see and hear.

Our list of invited guest speakers includes people who have supported AAMHO in its continued efforts to protect the rights of manufactured/mobile home owners. These speakers play a key role in making a workable situation between Park Owners, Managers and the residents:

Representative Douglas Coleman  
Dana Paschke, AAMHO Lobbyist, Policy AZ, LLC  
Kody Newland, Legislative Director  
David Williams, Attorney, Davis Miles  
Kai McKinstry, SW Fair Housing Council  
Silvia Urrutia, Arizona Housing Alliance  
Martha Martin, Pima County CDNC  
Tanya Koch, Manager, Swan Lake Estates, Tucson  
John Esquivel (Calif.), Owner, Swan Lake Estates

You'll be able to talk with Board members and District officers as each one will be leaving the platform and joining you following the business meeting.

A pre-registration form is included in this newsletter. Please fill out the form and mail it along with your check to the AAMHO office before the February 12<sup>th</sup> deadline. We are looking forward to seeing you there.

A person does not have to be a member to attend the Annual Meeting. Talk to your neighbors, friends in other parks, or even your manager and invite them to join us so they can learn about our organization. Be sure to get them registered, as they must be included in our count.

The Holiday Inn has set aside a block of 20 rooms at a very special rate of \$149 for anyone wishing to stay at the hotel. This includes breakfast for up to 2 adults. You can register at [www.mesaphxhi.com](http://www.mesaphxhi.com) under MAKE A RESERVATION. Enter arrival and departure dates and enter **AHO** for the group and discount rate. Click on CHECK AVAILABILITY and select either a king or two queen beds. You can also call 480-964-7000 to reserve your room. Make certain to mention our group code **AHO** for this discount.

## REGISTRATION DESK VOLUNTEERS NEEDED

Valerie Shumate – Registration Coordinator  
[vshumate@roadrunner.com](mailto:vshumate@roadrunner.com)



We need your help at the AAMHO Annual Meeting, February 24, 2018 at the registration desk checking in attendees and handing out packets. We need about 8-10 people. Registration opens at 8:00 a.m., so volunteers need to arrive between 7:30-7:45 am. You'll be done by 9:00 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](mailto:vshumate@roadrunner.com) or Cell: 707-322-3331 or Home: 928-247-9088.

## MOBILE/MANUFACTURED HOME TITLES

Don Bremer – Vice President  
[vicepresident@aamho.org](mailto:vicepresident@aamho.org)

Getting a title to your mobile/manufactured home seems to be a problem in some parks. Residents of a park hired a private investigator after trying for several years to get the title to their homes failed. The investigator found that the mobile home park in many cases didn't have the legal right to sell the homes because they didn't have the title, or they couldn't prove they owned the home(s) and, their license to sell mobile homes had lapsed several years ago.

An official complaint for investigation was filed with the Arizona Attorney General's Office, however that complaint was turned down. The Arizona Department of Housing is now investigating.

When selling or purchasing a mobile/manufactured home, the County Assessor's office should be informed of the new owner's full name and proper mailing address to update the property tax account. The title must also be corrected with the Arizona Department of Transportation Motor Vehicle Division to update their records; fees may also apply. If you are moving your mobile/manufactured home you will have to obtain a form 504 from the County Assessor's office. This is the evidence that the property taxes are paid current, a requirement to obtain a permit to move the home.

## MEMBERSHIP

Pat Schoneck – Membership Director  
[pschoneck@juno.com](mailto:pschoneck@juno.com)

This is the month when most of our renewals come in. This is extremely important as we are working with Park Owners and Legislators. They need to know how many residents are behind the work AAMHO does to keep the Landlord Tenant Act up to date. Many residents have decided that they are covered under the Laws and why pay to have it protected. Well, if we do not work hard and have support for this then the Owners can say, "the residents don't care." They could implement laws they want without AAMHO to monitor the changes coming before Legislature. The Landlord Tenant Act could lose some of the language that now protects us as residents.

Many members have been lost the past year by death and moving out of the parks. We have been working diligently to bring in new memberships each month and that has gone well.

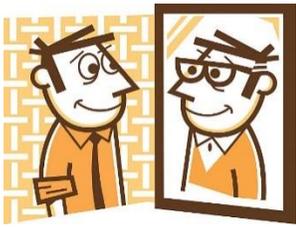
I would like very much to be invited to your park to speak on membership and visit with your members and non-members within your park and would like you to invite in friends from other parks. There are some parks out there that do not have any AAMHO members and I cannot go there without being invited. So if I get to meet your friends, hopefully they will invite me to their park.

Dues are \$40.00 per year which is about 11 cents a day. Our elected Officials and District Directors try to answer your calls within 2 to 3 business days and you will receive an AAMHO Connection newsletter every other month, which will keep you up to date with everything that is going on. Your dues pay the wages of our Office Manager, Connie Hancock and our Lobbyist, Dana Paschke; the cost of our large mailings; and mileage for Board Members to travel to parks to teach LTA classes and Manager Certification classes.

Your membership is very much appreciated. Look at it this way – there are three groups that must abide by the Landlord Tenant Act: the Park Owners, Park Managers, and all of us who own manufactured homes on rented land. AAMHO is your part of this partnership and if you want a say in how you want to remain protected, the best way to do it is to join or renew today.

## PRESIDENT'S PERCEPTION

Eileen Green – President  
[president@aamho.org](mailto:president@aamho.org)



The Educational courses we teach look like this, a mirror.

How is it possible to instruct the Landlord Tenant Act to both park residents and park

management?

It's possible because we all are under the same statutes.

- *Arizona Mobile Home Parks Residential Landlord and Tenant Act*
- *Arizona Recreational Vehicle Long-Term Rental Space Act*

Residents and park management, when **working together**, provide the opportunities for **better understanding and communication**.

- Learning where to find the answer to our questions, among the many pages of the Act, *can make your life, and that of management, less stressful.*
- Receiving effective tools such as specific phone numbers for other community services, local, state or federal agencies, for example, can also help resolve issues.
- The *Arizona Revised Statutes* speak to the rights and the responsibilities of residents as well as management.
- “Co-Operation Not Confrontation” happens with education, respect, understanding and communication.
- Understanding why giving and/or receiving a 10/20 or 14/30 day “**NOTICE**”, in writing, needs to be addressed promptly.
- Working together can promote a shared understanding.
- The Landlord Tenant Act is not designed to have management responsible for resident issues, such as responding to animal bites. The residents must call Animal Control after seeking medical care. The resident's responsibility is **REPORTING** the incident to the proper authorities first, not management.
- Have you read the park Rules and Regulations recently, if not, it may be a good time to request the current ones.

- Do you smile at your neighbors but fail to acknowledge the same to management?
- The same thing also applies to a “thank you”.
- Reminding ourselves that how we treat our neighbors and management makes a huge difference in the wellbeing of the entire park.

AAMHO is a TEAM of volunteers committed to assisting you, if possible, by directing an issue to another person and/or agency, who may provide answers.

## FIRE SAFETY

Don Bremer – Vice President  
[vicepresident@aamho.org](mailto:vicepresident@aamho.org)

AAMHO helps improve the lifestyle of manufactured /mobile home and RV park residents. AAMHO is also concerned about your safety.

Manufactured homes built after 1976 come equipped with smoke alarms, but mobile homes built before 1976 didn't. Your home needs a smoke alarm high on the wall or ceiling adjacent to bedroom areas. Place another in the kitchen. Check your smoke alarms once every month by pressing the test button. Replace the battery in each smoke alarm at least once every year. Three of every five home fire deaths resulted in homes with no smoke alarms or non-working smoke alarms.

Make sure you can escape in case of a fire. Make sure that you can get out of the windows. Check and fix any window that has been painted or nailed shut. Security bars or grates over windows and doors should have quick release devices installed inside, which allow you to open them in case of an emergency. Knowing what to do in event of a fire is particularly important for older adults. At age 65 and older, people are twice as likely to be killed or injured by fire compared to the population at large. It is essential to take necessary steps to stay safe.

Cooking causes 46% of home fires that result in 19% of home fire deaths. Space heater fires cause about 100 deaths and 300 injuries each year. One-half of the space heater fires occurred in December, January, and February. Smoking caused 570 deaths and 1140 injuries in 2014. Candles cause 3% of home fires. Children caused 49,300 home fires between 2007 and 2011 and caused an average of 80 deaths annually. Keep matches and lighters out of their hands.

Ask your friends and neighbors about their smoke alarms. While you are discussing their safety ask them to join AAMHO to help improve their life style. Thank you for being an AAMHO member and stay safe.

## “GREAZY MITTS & LEGGINS”

Carol Judd – District 4 Director  
[d4director@aamho.org](mailto:d4director@aamho.org)

A gazillion years ago when I was 9 or 10 years old, there was a charming little story about a Mom who sent her [even] younger son to the city library for a book that she had ordered. The proud young lad strode up to Madame Librarian’s desk and requested the book for his Mom. “What’s the title?” Madame Librarian asked, looking down her nose at the boy.

“Greazy Mitts and Leggins!” he chirped. Undaunted, Madame Librarian asked the boy to kindly repeat the title just a bit louder. “GREAZY MITTS AND LEGGINS!” he roared. “I’ll just have to do some research”, she advised the boy. “Wait here.”

Madame Librarian went into the back office and phoned the boy’s mother to inquire if this was anything besides a mischievous kid’s prank.

“No,” replied the Mother. “That’s the book I had ordered, *‘Grecian Myths & Legends’* – I received a postcard saying it had come in. Is there a problem?”

This is a classic example that things are not always what they appear at first! It was clear to the lad – he knew what his Mom said! (Bless his little heart!)

Recently, someone in a park dared broach the situation of the proposed re-paving of the streets... a touchy topic. Shouted down with “That’s not an Activity Club matter!” Rightfully so, I offered to stay after the meeting to discuss her concerns. After a thorough airing, I finally asked her about joining AAMHO to help further many of her foresightful issues, and help in getting our voices heard in the Legislature, etc.

“Oh, no,” was the reply, “AAMHO is only good for getting a fight started! And I’m not interested in getting into a fight!”

Where on earth did that come from? How did she get so fully convinced of that misconception? Nothing I could say would dissuade that opinion. AAMHO equated to a Fight and just like Salt & Pepper, they went together. So WRONG! So myopic!

Yet another: “*Why should I join AAMHO, they just want our money and THEY never do anything for US?!*” This is a meaty one, yet sad... “What’s YOUR part in this?” I ask. “I don’t see you volunteering your time!”

Folks, without our memberships, the Residential Landlord/Tenant Act (LTA), barely 30 years old, could disappear so fast it would take the Hippo right out of the -potamus, right before our very eyes, and we’d never get it back into law. The LTA is in place to protect and preserve the rights for all parties concerned. Especially yours. But only you can ensure that it works with your membership – it conveys your voice – that you are concerned and care!

AAMHO is all about *Education of the Landlord & Tenant Act*; Knowledge is the key to strength, rather than about power; It exists in neutrality, to preserve both Landlords’ AND Tenants’ rights. The onus is on the land owner to do the right things as the landowner is presumed to have more knowledge of the laws than the tenant. However, blind trust and complacency make for a guard asleep at his post.

AAMHO’s biggest success stories are in the fact that the members through the Board of Directors, work diligently to guard and strengthen our LTA. Did I mention, all the AAMHO officers and representatives are VOLUNTEERS, working on your behalf on their own time? If you care about your rights in this hybrid ownership (own the home but rent the land) do your part by joining and renewing your membership in AAMHO. Better yet, offer your help, too. A few more hands would sure help lessen the load on our committed Volunteers.

So before you buy into someone else’s misguided negativity of what AAMHO doesn’t do, join and watch firsthand to learn just what AAMHO does do for you!

## WEBSITE HELP NEEDED

Do you have WordPress experience and a little extra time to contribute to AAMHO to assist our



Office Manager? We now have the latest version of WordPress and would appreciate your assistance.

Call the AAMHO office to volunteer or get further information.

# RESERVATIONS FOR THE 31<sup>st</sup> ANNUAL AAMHO MEETING

Saturday, February 24, 2018

Please list your name, space, and phone number. Return this form by **February 12, 2018**, with a check to **AAMHO**, 2334 S. McClintock Drive, Tempe, AZ 85282.

The registration fee is \$20.00 if you Pre-Register; \$25.00 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. 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** (S.W. corner of US 60 and Country Club Drive)  
**Mesa, AZ 85210**

NAME OF PARK: \_\_\_\_\_

List names of those registering to attend:

Name: \_\_\_\_\_ Space # \_\_\_\_\_ Phone: \_\_\_\_\_

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

**If you are a Delegate or Alternate, please register below:**

Name of Delegate: \_\_\_\_\_ Space # \_\_\_\_\_ Phone: \_\_\_\_\_

Name of Delegate: \_\_\_\_\_ Space # \_\_\_\_\_ Phone: \_\_\_\_\_

Name of Delegate: \_\_\_\_\_ Space # \_\_\_\_\_ Phone: \_\_\_\_\_

Name of Alternate Delegate: \_\_\_\_\_ Space # \_\_\_\_\_ Phone: \_\_\_\_\_

**DO NOT WRITE BELOW THIS LINE. FOR AAMHO OFFICE USE ONLY.**

Received Stamp

Entered Stamp

Check/Cash Receipt #(s)

District #

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

# COMPARE AND SAVE!

We can insure park models, manufactured homes & modulars.  
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
<b>Premium Per Year</b>	<b>\$281</b>	<b>\$317</b>	<b>\$351</b>	<b>\$432</b>

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

### **Program Highlights:** (not available on every policy)

No Credit Check, No Hidden Fees

Stated Value Policy

Replacement Coverage For Home And Contents.....NO DEPRECIATION

Standard Direct Only Represents Companies That Are Rated A- (Excellent) Or Better By AM

Best For Financial Strength

EFT, Credit Card And Monthly Payments Available



**Your Manufactured Housing  
Insurance Specialist**

**800-522-0146**

**[www.stdins.com](http://www.stdins.com)**

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 Insurance has underwritten the printing costs for this edition of the newsletter.**

## TWO SIDES TO EVERY SITUATION

Carol Brooks – Chief Motivational Officer  
Cornerstone Management Skills  
[cbrooks@cornerstonemanagementskills.com](mailto:cbrooks@cornerstonemanagementskills.com)

*“The only people who see the whole picture are the ones who step out of the frame.”* — SALMAN RUSHDIE

As a child, the adults in my life kept asking me what I wanted to do when I grew up. Even at the age of five, I realized this must be an important question because so many people were interested in my future. So I thought as long and as hard as a five year old could about a future that seemed so far away. I began thinking about my favorite TV shows.

I loved western shows: Roy Rodgers, The Lone Ranger, Cisco Kid, Wyatt Earp, Bonanza, to name a few. I watched western girls with her long flowing dresses that tossed about as they rode English on their beautiful stallions. I decided I wanted to be a cowgirl.

Then a couple of years later when I was a bit wiser, I realized that maybe becoming a cowgirl wasn't all that attractive. I went on a lot of horseback riding escapades and this is what I learned: All they wanted to do was to get back to their barns and eat. Once dismounted, I swear my legs bowed out big time

There are always two-sides to every situation, to every story, to every opportunity. What may seem glamorous at first, when considering the flip side of the coin...hmmm...we might guess again. For these reasons alone, we shouldn't make rash decisions of a situation. Rather give yourself enough time to gather enough information so you can make an informed decision for yourself. Here are a few tips to consider:

**Be patient:** It's rare that information gathering happens overnight. Sometimes the waiting can take a toll. Always remember that a stitch in time saves nine. By patiently waiting, you could save yourself many seasons of unrest and unhappiness.

**Keep an open mind:** The purpose of gathering information means that we should keep an open mind and collect all kinds of data and don't make any judgments of what is needed or not needed. One of the major benefits of keeping an open mind is that it has the capability to create a vision of what you really want in life. An open mind has no blinders. It doesn't see obstacles. It only sees possibilities.

**Build a tolerance for uncertainty:** Take a strong hold to your dream. Even if people can't see what you see, don't get discouraged. The reason why others don't support your dream is because it's not their dream. Don't give up when your dream's light grows dim and discouragement begins to set in. Build a tolerance for uncertainty as uncertainty is the key to success. Grip on to your dream and don't let anyone else try to distract you.

**Catch your star:** Your star—your soul—knows where it should go. Why? Because God has planted your destiny within you. All of your answers are already planted inside of you and when you need answers, they'll reveal what you need to know. Your star provides just enough light for you to step out in faith and see the path ahead of you.

**Step outside of your situation:** It's easy to get tunnel vision when discouragement sets in. When that happens, take a step back and step outside of your situation. By looking from the outside in, you'll get a bigger picture of where you're at, where you've come from and where you're going. Now rejuvenated, return to your journey with vigor.

The next time you're up to your eyes in a situation, remember, that there are always two sides to a situation. Don't forget to bundle all of these tips together and use them as your travel guide along the journey to plow forward to your dream. Answers to burning questions will be revealed and you'll reap a blessed, happy and fulfilled life.

Reprinted from *Cornerstone Management Skills*, Fourth Quarter, 2017.



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

[www.gofundme.com/HelpAAMHO](http://www.gofundme.com/HelpAAMHO)

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

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

### EDUCATION REPORT

*Jerry Shumate* – Education Director  
[education@aamho.org](mailto:education@aamho.org)

Now that our members from the north are returning, it is time to think about one of the prime reasons for AAMHO and why we must be members: it is education.

We have the LTA Class (Landlord Tenant Act) that covers the laws we all live by – residents, managers, and owners. You need to take this class so you understand what the law states. This class is a must for everyone that owns their homes and lives in a park.

As it is time for our parks to elect new AAMHO Officers, we have a training class for them also. This class covers the duties of each officer, how to run a meeting, bylaws of AAMHO, and AAMHO Policy Statement. We hope to see all the officers this year in class.

If you have any questions about education or the classes offered, or anything I can help you with, feel free to contact me.

### MEETINGS AND CLASSES SCHEDULED IN DECEMBER & JANUARY

Saturday, December	2	8:30	District 4 Meeting	Tucson Meadows, Tucson
Saturday, December	9	10:00	District 1 Meeting	Crescent Run, Mesa
Thursday, December	14	9:00	Board of Directors Meeting	AAMHO Office, Tempe
Friday, December	15	9:00	Manager Certification Class	Rancho Rialto, Yuma
Thursday, January	11	9:00	Board of Directors Meeting	AAMHO Office, Tempe
Friday, January	12	9:00	Manager Certification Class	AAMHO Office, Tempe
Saturday, January	13	10:00	District 1 Meeting	Hacienda De Valencia, Mesa
Saturday, January	13	10:00	District 6 Meeting	Sunrise Mobile Estates, Yuma

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](http://www.aamho.org)