

AAMHO CONNECTION



AAMHO Website: www.AAMHO.org | Email: info@aamho.org | Editor: carl.cross@asu.edu

NEVER TOO OLD

Pat Schoneck – Membership Director
pschoneck@juno.com



Gordon Cheeseman, from Friendly Village Estates in Tucson, recently celebrated his 100th birthday. AAMHO President Eileen Green and Membership Chairman Pat Schoneck were invited to attend his birthday party.

A group of ladies from the park pieced together a special quilt for him that showed many phases of his life. They had also asked former residents, friends and relatives to send him cards. So, they had a nice chest with 100 cards in it. Gordon and his wife Wilma still both drive and keep a marvelous home. Although they did say "We don't drive on the freeway or downtown area anymore."

Gordon had an interesting career working with Bell Telephone Co. in Champagne, Illinois, working with mobile phones which led to cell phones. That led him to NASA where he worked on Project Mercury. They had 18 tracking stations around the world to follow astronauts. He then worked for Ballistic Missile Early Warning. His expertise brought him to Sierra Vista where he installed Communication Systems around missile silos in Arizona.

Gordon retired in the early 80's where he settled at Swan Lake Estates in Tucson. He was in on the beginning of AAMHO in 1987 and Gordon was elected as President of the Swan Lake Estates Group. During that time, he went door to door speaking to people about what AAMHO was doing to assist organizing the Landlord Tenant Act and how it protected residents who owned their home on rented land. At the time, Swan Lake had 90% of the residents as members of AAMHO.

Membership Chairman Pat Schoneck said when she moved in the home she bought, there were papers in the file cabinet showing the Pettit's (former owners of her home) had joined AAMHO and they were signed by Gordon. During the 12 years she has been

active on the District 4 and State levels, Gordon has attended most of the District meetings.

Back in May of 1974, a group organized Mobile Home Owners of Arizona. MHOAA held most of their meetings at Woods Library on N. First Ave. Their membership dues started at \$3 per household and then went to \$5. They addressed many issues within the parks and had a Legislative Chairman who went to Phoenix to try to enforce laws to help the residents in mobile home parks. There were also issues about utilities. In one incident they stated that the price of coal was \$7 a ton in 1978, but that it was raising and TPP would be paying \$26 to \$40 per ton.

A group of officers for MHOAA went around to all of the parks and looked for meeting places where they could speak with the residents and ask them to join as numbers speak when you are asking for help on the Legislative level. In 1976 there was no control over rent raises after one year. HB 1314 was taken before the Legislature which would hopefully solve this issue. That was also the first year they decided to publish the Mobile Home News.

Each year this group continued to sign up members and fight for the many laws that have come into place with the Landlord Tenant Act. At one time, they had about 38,000 members within the area. Some parks had as high as 600 members. In 1987, this group joined with CAMOA which was the Central Arizona Mobile Home Organization in Phoenix. At that time President Don Stevens helped the group to combine and form AAMHO who is still out there looking after your rights with the Landlord Tenant Act.

Over the years Gordon said he has seen lots of changes, but sincerely sees the need of the organization to be the watch dog over the Landlord Tenant Act. The work with Legislation would be impossible without AAMHO.

It would be wonderful if everyone could see the importance of this and be as dedicated as he has been over the many years.

RULES AND REGULATIONS

Jerry Shumate – Education Director
education@aamho.org

We all live with rules and regulations that govern our way of life. This is also true even if you live in a retirement community. We are governed by the Landlord and Tenant Act (LTA) because we own our home and rent the land it sits on.

LTA article 33-1452 says “A landlord shall adopt written rules or regulations, however described, concerning the tenant’s use and occupancy of the premises. Such rules or regulations are enforceable against the tenant only.”

You must receive a current copy of the rules and regulations before entering into a rental agreement. New residents shall comply with all current statements of policy and rules or regulations.

You must be given a thirty-day notice of pending changes to the rules and regulations in writing delivered by first class or certified mail.

For more information about your rights or obligations under the LTA, attend an LTA 101 class given by AAMHO.

DISTRICT 6 MEETING

Jerry Shumate – District 6 Director
d6director@aamho.org

We are having a district six meeting on November 17 at 10:00 AM in the Sunrise Mobile Estates club house. We will have a speaker from Tempe. I will bring you up to date on what is happening in AAMHO.

Come and bring your neighbors even if they are not members. Call me at 707 322-1066 or the AAMHO office 480 966-9566 with your name, district and number attending.

OUR SINCERE APPRECIATION

Eileen Green – President
email.address@aamho.org



Special recognition goes to our Editor, Carl Cross, for *annually* preparing and updating the entire **ARIZONA MOBILE HOME PARKS RESIDENTIAL LANDLORD AND TENANT ACT**. This task requires many dedicated

hours. Our AAMHO website www.aamho.org is proud to contain the full version.

LEGISLATIVE WATCH DOG

Don Bremer – Legislative Director
legislativedirector@aamho.org



We all need and rely on our Lobbyist, Dana Paschke who has been with us for 10 years. She is an expert in her field and knows how to navigate the House and Senate, all the Committees involved and locates a Sponsor for any proposed Bill. Dana is also an excellent negotiator. Dana spends hours reviewing proposed Bills going before the Legislature that would or could affect our way of life. This past legislative session there were approximately 1500 proposed Bills to review. Items that may impact low income, families and senior citizens are just a few of the concerns.

AAMHO Legislative Director Don Bremer and his committee, meet regularly with Dana. This Committee strategizes on items we will be working on for the upcoming legislative session.

We look forward to representing each one of you!

ARIZONA GENERAL ELECTION NOVEMBER 6, 2018

Arizona residents are encouraged to be registered to vote and to then vote in the general election.



Your right to vote in an election is given to you by the Constitution as a right for all men and women. Many have fought and died for your right to vote. We should never take this liberty lightly or we may fall into the trap of complacency. Many want to keep you from voting or tell you that it won't matter, but it does! Voting is how you have a voice in what the future will bring about. Do not be swayed or tempted to think you are not important.

CARE GIVERS

Eileen Green– President
president@aamho.org

FALL SPECIAL CONTINUES

Pat Schoneck – Membership Director
pschoneck@juno.com



Questions arise regularly about this subject.

Seniors are especially vulnerable and protecting yourself is important by choosing a caregiver who is reliable and able to pass a background check if requested.

Our special rate of \$35 per year continues thru November 30th. We are also offering renewals at that price, plus the big discount of \$60.00 for two years. December used to be our big membership month, so



if you want to get in on the special you need to act now. These can be mailed to AAMHO, 2334 S. McClintock Dr., Tempe, AZ 85282 – or by calling our Office Manager Connie at 480-966-9566. Enrollment on the web site offers you the \$35.00 rate thru November 30th, but not the \$60 two-year special.

Talk to your friends and neighbors and explain to them why they need to be protected by the Landlord Tenant Act when they own their homes on rented land. If you do not understand the importance of AAMHO being the watch dog for you with the Legislature give me a call and I will gladly come to your park and speak at coffee, a meeting or whatever works for the residents.

Power comes with numbers and the past few years membership has dropped because people think "you didn't do anything for me". Well I would be happy to come and explain how hard we have worked to protect you and also explain with the lack of membership, people unwilling to step up to the plate and serve, there has been no money for even mileage. So some of the Board of Directors and District Directors are spending 40 plus hours a week answering phone calls, teaching LTA Classes, Managers Certification Classes and attending parks all over the state at their own expense. Please support them by joining today and spreading the word.

District Meetings will be set up all over the State during October and November. Talk these up to residents, come and find out what is going on. Things have changed considerably and you need to understand what it is all about. I will also come to any park I am invited to. I cannot attend unless I am invited and you have set up a time at the club house.

LETS ROCK AND ROLL
PAT HAS A GOAL

Contact me: pschoneck@juno.com – 520-404-4539

ARS §33-1413.03

A resident may have one person at least eighteen years of age occupy the resident's mobile home on a temporary basis to provide necessary live-in health care to the resident pursuant to a written treatment plan prepared by the resident's *physician**. The landlord may require the resident to provide a written renewal of the physician's treatment plan every six months. The landlord shall not charge a fee for the person rendering care. The person rendering care has no rights of tenancy, and any agreement between the resident and person rendering care in no way modifies any term or condition of the rental agreement between the landlord and the tenant. The person rendering care shall comply with the rules and regulations of the mobile home park.

***Fair Housing states "Health Care Provider" rather than physician.**

Who is a Health Care Provider?

Primary Care – Doctors from different fields, Nurse Practitioner, Physician Assistant and *more*.

Specialty Care – Physical Therapy and Rehab, Cardiology, Oncology, Ophthalmology, Psychiatry and *more*.

Social Service Agencies – Clinical Social Worker or Case Manager, Peer Support Groups and *more*.

Non-medical services Persons – Case Manager, Psychiatrists and *more*.

*The information contained in the article is provided to you 'as is' and doesn't constitute legal advice.

For additional questions about Healthcare Provider contact:

Southwest Fair Housing
529-798-1568
888-624-4611

DISPOSING OF YOUR MANUFACTURED HOME

Sandra McNary – District 4 Associate Director
sandramcnary@live.com

It happens. It is often unexpected and usually carries a multitude of decisions needing to be made immediately. It can be overwhelming.

Whether sudden changes in one's health, family needs, financial circumstances, or other totally unforeseen circumstances, we may find ourselves in need of giving up our manufactured home. In an attempt to be proactive, I present some options that are available.



Obviously, the most desirable may be to sell the manufactured home and walk away with some cash in your pocket. Depending upon the urgency of selling, one may choose to sell on one's own, ask the park owner to buy the unit, engage a realtor specializing in manufactured homes, or even seek to sell it online.

Details to consider include your personal time line; the age and condition of your home; the current market. Some websites that may help:

- Craigslist: <https://www.craigslist.org/>
- Manufactured Selling Solutions: <http://www.mobilehomesell.com/>
- Finding a local realtor with MH experience: <http://www.realtor.com/realestateagents/>



If your park owner is not only not willing to buy your home, but also says you must remove it from the park, you may want to consider demolition. Once again, age and condition are primary factors. If you choose that route, be very careful about the contractor you hire. Be sure they are certified and insured. Require a copy of both. Be certain to clarify who will be responsible for debris. The average mobile home demolition produces less than two 40-yard dumpsters worth of debris. However, it can weigh up to 12 tons which can be costly to dispose of. Do not assume the contractor will deal with the clean-up. Get everything in writing.

Some websites that may help:

- All demolition contractors: <https://www.hometowndemotioncontractors.com/>
- Demolition costs/blog/getting-started-with-demo /blog/homeowners-guide-to-mobile-home-removal
- The Big list of Dumpster Rental Costs in All 50 States: <http://www.hometowndumpsterrental.com/blog/roll-off-dumpster-rental-costs-in-all-50-states>



Yes, really, it is possible to donate your manufactured home and there is great motivation for doing so.

- If the organization is qualified as a 501(c)3, you can itemize your deduction on your federal income tax.
- The organization accepting your home pays for its removal from your park.
- The charity can then sell the home themselves as a fund raiser for their organization.
- The home could be used to assist the homeless, veterans, or others looking for low income housing.
- You can experience the satisfaction of knowing you are helping someone in your community.

There are, of course, steps you must take:

1. You must pay off any mortgages or liens owed on the home. You must have a clean title.
2. Identify the year, make and model of the mobile home
3. You will need to have your home inspected.
4. You may need to make necessary repairs prior to donating. If so, keep your expense receipts for tax purposes.
5. A title transfer is required.
6. Use a licensed appraiser to give a statement of market value. An appraisal is necessary if you wish to take a tax deduction.
7. Be certain you receive a written receipt from the charity. You must have that information for you tax deduction.

There are several places that may be interested in receiving your manufactured home as a donation.

- Fire Departments
Your local fire department may be interested in your home for training or educational purposes.
- Kars4Kids
Call 855-227-7454 for detailed information or go to: www.kars4kids.org/donate/mobile-home
- Churches
- Homeless Coalitions
- Veterans Affairs
- Habit for Humanity

Check local charitable organizations to see if any are interested in the home you have to offer.

There are options when faced with life style changes. Hopefully this gives you encouragement and a path to follow.

Resources for this article:

<https://homeguides.sfgate.com/donate-mobile-home>
<https://legalbeagle.com/6967832-donate-manufactured-home.html>

“NOTICES” FROM MANAGEMENT

Eileen Green – President
president@aamho.org

- Warning Notice
- 10/20 Health and Safety Notice
- 14/30 Notice of Material Violation
- Release from Notice



IMPORTANT!
PLEASE READ

Have you received any Written Notice from management? Our recommendation is that you take immediate action to correct the situation listed in any Notice and have the manager sign off as remedied.

- ❖ **Have you read your Park Rules and Regulations?**

ARS 33-1476 D. 2

If there is a noncompliance by the tenant with section 33-1451 materially affecting **health and safety**, the landlord may deliver a written notice to the tenant specifying the acts and omissions constituting the breach and that the rental agreement will terminate upon a date not less than twenty days after receipt of the notice *if the breach is not remedied in ten days. However, if the breach is remediable by repair or the payment of damages or otherwise, and the tenant adequately remedies the breach before the date specified in the notice, the rental agreement will not be terminated. If the tenant remedies the situation within the time specified in the notice, the landlord shall issue a notice to the tenant releasing the tenant from the termination of the rental agreement notice.*

ARS 33-1476 D. 1.

If there is a **material** noncompliance by the tenant with the rental agreement, the landlord shall deliver a written notice to the tenant specifying the acts and omissions constituting the breach and that the rental agreement will terminate upon a date not less than thirty days after receipt of the notice if the breach is not remedied in fourteen days. *If the tenant remedies the situation within the time specified in the notice, the landlord shall issue a notice to the tenant releasing the tenant from the termination of rental agreement notice.*

ARS 33-1476 D. 4

If a tenant engages in **repetitive conduct** that is the subject of notices under this subsection, after two incidents of the same type documented by the landlord within a twelve month period or after receipt by the landlord of two written complaints from other tenants about the repetitive conduct within a twelve month period, the landlord may deliver a written notice to the tenant specifying the repetitive conduct and the documentation and advising the tenant that on the documentation of the next incident of the same type final notice will be given and the rental agreement or tenancy will be terminated thirty days after the date of the notice.

ARS 33-1476 D. 5

If a tenant has been involved in three or more documented **incidents of conduct of any type** described in this section within a twelve month period, the landlord may deliver a written notice to the tenant specifying the conduct and the documentation and advising the tenant that on documentation of the next incident final notice will be given and the rental agreement or tenancy will be terminated thirty days after the date of notice.

VOLUNTEER TRAINING PROGRAM



Join our volunteer staff for a training session at the AAMHO Office, 2334 S. McClintock Dr. Tempe, AZ 85282

Friday, October 12th from 9:00-4:00

Lunch will be available for \$15.00

Register by October 8th with

Connie Hancock, Office Manager

480-966-9566 or connie@aamho.org

Class includes the following:

- Fair Housing Workshop
- Landlord/Tenant 101 Workshop
- Manager Certification Class
- Duties and Responsibilities of the Board of Directors
- Secretary and Treasurer Job Duties
- District Guidelines
- District/Associate Director Job Duties
- Conducting Meetings
- Presenting Workshops
- Park Officer Guidelines
- Legislative Information
- District Map
- Question and Answer Session
- Certificate of Attendance

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
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)

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

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.

THE MONSOON DAMAGED MY HOME *or Did It?*

The Demotech Difference – Summer 2018 (p. 18-19)

Anyone who has experienced a monsoon (haboob) bears witness to its destructive forces. Extreme winds and rain can cause significant damage to a home. In the course of the storm, homeowners can experience rainwater damage to the interior of their homes through various points of entry.

Although the water damage inside the home may be clear, coverage may nevertheless be precluded under a homeowners policy. Under many policies, coverage for loss to the interior of the home turns on only if a covered peril first damaged the home, causing an opening in the roof or walls, allowing rainwater to enter and damage the interior.

Homeowners policies commonly include a provision similar to the following:

SECTION 1 – PERILS INSURED AGAINST COVERAGE A – DWELLING and COVERAGE B – OTHER STRUCTURES

We insure against risk of direct loss to property described in Coverage A and B only if that loss is a physical loss to property. We do not insure, however, for loss caused by rain, snow, sleet, sand or dust to the interior of a building *unless a covered peril first damages the building* causing an opening in a roof or wall and the rain, snow, sleet, sand or dust enters through this opening.

For coverage to apply under this provision, a covered peril must damage the home causing an opening in the roof or wall. Covered perils such as windstorm, hail, lightning and tree fall may well cause such an opening, triggering coverage for damage caused by water entering through the opening and to the interior of the home.

On the other hand, *rainwater that enters a home due to an opening caused by wear and tear or defective construction will not trigger coverage as these causes are not covered perils under the policy.* Similarly, interior damage caused by rainwater that bypasses building materials such as shingles, windows or doors that have not sustained damage due to a covered peril will not be covered.

Because coverage for interior rain damage depends upon the nature of the leakage, careful inspection of the roof and walls is required of the claims adjuster. All areas of interest should be documented photographically for future reference.

IS MY EMAIL CORRECT?

Connie Hancock – Office Manager
connie@aamho.org



We would like to send our *AAMHO Connection* newsletter and your membership renewal to your email. Cost of postage continues to be a large part of our expense.

ARE YOU A SNOWBIRD?

Are you receiving your

 **Newsletter?**

 **Membership Renewal?**

Do we know when to use your summer and winter dates and address?



Check with our Office Manager, Connie Hancock, to verify or correct your email, summer address, dates and phone numbers as we look for ways to conserve resources.

Email: connie@aamho.org
Phone: 480-966-9566

DISTRICT MEETINGS THROUGHOUT THE STATE

Pat Schoneck – Membership Director
pschoneck@juno.com

As membership chairman, I feel it is necessary to get all seven of the Districts active again. So with the help of Pat Sunia District 1, Jim Erickson District 2, David Viollete District 3, Sandra McNary District 4, Jerry McCann District 5, Jerry Shumate District 6 and Darlene Schaubet District 7, this has been made possible.

Check the back of the *Connection* for the listings of all District meetings, time and location. There is a big need out there for Directors/Assoc., Membership chairs, or I guess you could say Coordinators to help throughout the Districts. Please attend these meetings and volunteer to help on some level to take the burden off of a few. Everyone has something to offer and that would make things more interesting and less burdensome. Looking forward to working with you.



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

CO-OPERATION NOT CONFRONTATION

We are considering distributing the *AAMHO Connection* to members online as a cost saving measure and for quicker availability. Hard copies will be mailed to those for whom we have no email address. If you would like to continue receiving the *AAMHO Connection* by mail, please complete and return this form to us at: AAMHO, 2334 S. McClintock Drive, Tempe, AZ 85282-2674.

____ Yes, please continue to send me printed copies of the *AAMHO Connection* newsletter.

Name: _____ Phone Number: _____

Arizona Address: _____

MEETINGS AND CLASSES SCHEDULED IN OCTOBER & NOVEMBER

Saturday, October	6	1:00	District 5 Meeting	Pine Shadows, Cottonwood
Wednesday, October	10	10:00	District 2 Meeting	Bonita Vista Park, Apache Jct.
Thursday, October	11	9:00	Board of Directors Meeting	AAMHO Office, Tempe
Friday, October	12	9:00	Volunteer Training Program	AAMHO Office, Tempe
Saturday, October	13	10:00	District 3 Meeting	Royal Palms, Phoenix
Friday, October	19	10:00	District 7 Meeting	Contempo Tempe, Tempe
Saturday, October	20	10:00	District 4 Meeting	Villa Capri, Tucson
Thursday, November	8	9:00	Board of Directors Meeting	AAMHO Office, Tempe
Friday, November	9	9:00	Manager Certification Class	AAMHO Office, Tempe
Saturday, November	10	10:00	District 1 Meeting	Hacienda de Valencia, Mesa
Saturday, November	17	10:00	District 6 Meeting	Sunrise Mobile Estates, Yuma

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