

AAMHO CONNECTION



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

ASSOCIATION FOR THE EDUCATION OF MANUFACTURED, PARK MODEL & RV HOME OWNERS (AEMPRO)

Rich Zettlemoyer – President
president@AEMPRO.org

It is official! AEMPRO is now an IRS approved 501(c)(3) federal tax-exempt organization. The US Department of the Treasury notified us of this status on April 26, 2019. The determination is retroactive to July 28, 2018. So what does this mean for AAMHO members and all other potential contributors to our education effort?

AEMPRO is now seeking non-federal Grants and can accept monetary gifts that are tax deductible. We are also researching corporations and organizations that make financial donations to qualified organizations on an ongoing basis. All donations to AEMPRO are processed through the AMHO office. Donors will receive an official tax receipt.

On the Grant side, we are actively submitting applications wherever possible through the efforts of a longtime Grant writer in Tucson who has graciously volunteered his time to assist in this effort.

What will AEMPRO do with any funds we receive? AEMPRO was created to help alleviate the educational costs of AAMHO. A primary goal of AAMHO is to educate every manufactured homeowner living on leased land in Arizona about their rights and responsibilities. *(NOTE: the term “manufactured” includes park model and RV homes as well as typical pre-built homes per Arizona definitions).*

Educating homeowners regarding their rights and responsibilities under Arizona Statutes is a rather costly endeavor and AAMHO can neither accept tax-exempt donations nor apply for Grants due to its 501(c)(4) status. By developing AEMPRO as a sister organization, AEMPRO will assume the education responsibilities and costs of AAMHO and support this cost through Grants and Donations.

Anyone can make federal tax-exempt donations. OR, you can help by letting us know about groups and organizations that offer monetary contributions, as well as any foundations, corporations, or other entities you know that offer support through the Grant process. Your help is needed; simply contact the AAMHO/AEMPRO office with any information and we will do the rest.

AEMPRO is a small group of volunteers looking to relieve AAMHO of the educational financial burden they have supported for many years. Our goal is to continue this education effort, update the tools as needed, offer it to every manufactured homeowner living on leased land throughout Arizona, and ensure an ongoing source of income to make it all happen.

LEGISLATIVE SUMMARY

Dana Paschke – Lobbyist for AAMHO
dana@policyaz.com

Though there were concerning bills introduced that would have significantly changed the abandonment process for mobile homes and potential impacts on the relocation fund related to property tax assessments, AAMHO and others were successful in defeating those bills. As a result, there were no meaningful changes made to the Mobile Home Landlord Tenant Act or the RV Long-Term Rental Act. We do know that Rep. Thorpe intends to hold working group meetings over the interim to look further into the issues with property tax assessments/collections on manufactured homes, and I have asked, on behalf of AAMHO, that we be included in that process.

Please let me know if you have any questions. I look forward to working with you this fall on our potential legislative issues list for 2020. It's a pleasure representing AAMHO's interests at the Legislature and we thank you for your confidence in our firm.

The *Connection* newsletter was not published during the summer months, June-August.

SOME THINGS YOU SHOULD KNOW OF THE REQUIREMENTS OF ALL PARK OWNERS AND MANAGEMENT

Eileen Green – President
president@aamho.org

ARS §33-1436. Statement of Policy

- A. BEFORE execution of the rental agreement the landlord SHALL provide the tenant with the statements of policy of the mobile home park and the date of expiration of each statement. The landlord or ANY SUCCESSOR in interest SHALL NOT delete or amend any statement of policy while it is in force.
- B. The statement of policy SHALL be attached to the rental agreement and SHALL include a statement of the following.
1. The classification of the mobile home park as a family community or a housing community for older persons.
 2. The period of time before any change in use is expected.
 3. Any method of determining rent changes.
 4. The right of first refusal¹ on the sale of the mobile home PARK if any is given to the tenants and under what condition the right may be exercised.
 5. The size and other specification of mobile homes allowed in the mobile home park including whether the mobile home must be new or used and whether it must be set at ground level or above ground level.
 6. The improvements required as a condition of tenancy. If consistent with the rental agreement, the statement of policy may require improvements that the tenant will be required to furnish, install and maintain to the mobile home space being rented and that constitute permanent improvements that cannot be removed at the expiration of the rental agreement including the estimated cost of each permanent improvement. ANY change in a statement of policy regarding permanent improvements DOES NOT APPLY to an *existing tenant* or to any renewal of a rental agreement by and *existing tenant*.
 7. That insuring the mobile home is the tenant's responsibility including fire department response insurance in unincorporated areas.

¹ Note: The Right of First Refusal by management on a mobile home must be included in the Rental Agreement and only if the home is being removed from the park and at the same price.

ARS §33-1452. Rules and regulations

- C. A landlord shall adopt written rules or regulations, however described, concerning the tenant's use and occupancy of the premises.
- H. The landlord shall not prohibit or adopt a rule that prohibits tenants or a tenant association from meeting with permission of the tenant in the tenant's mobile home, assembling at common facilities or areas within the park or meeting with or without invited visiting speakers in the mobile home park to discuss issues relating to mobile home living and affairs including the forming of a tenant association. Such meetings shall be allowed in common facilities if such meetings are held during normal operating hours of the common facility and when the facility is not otherwise in use.

The tenant or tenant association shall be allowed to post notice of a meeting on a bulletin board in the mobile home park used for similar notice and shall be allowed to include notice of a meeting in a park newsletter.

Meeting notices and meetings prescribed in this subsection shall not constitute a solicitation. For the purposes of this subsection, "common facilities" means a recreation hall, clubhouse, community center and any outdoor common area meeting location that is utilized by the tenants.

TREE MAINTENANCE REMINDER

ARS 33-1434(C).

For NEW tenants who are moving INTO a mobile home park, any rental agreements that are executed or adopted after December 31, 2016 shall specifically disclose in writing any requirement that the tenant maintain one or more existing trees located on the mobile home space.



CLEAR TITLE OR BACK TAXES OWED?

Sandra McNary – District 4 Director
d4director@aamho.org



Nothing gets a community's attention quite like an official Sherriff's Department vehicle moving slowly down the street and then knocking on a neighbor's door. It happened recently in a District 4 manufactured home community.

The homeowner had already gone back to the chilly north, but a neighbor signed for the papers being served and passed them on to a relative of the homeowner. My friend was being served papers for back property taxes on the home he had purchased four years ago. Taxes that were related to the previous owner. Not an attractive scenario.

Since more than one person was served papers that day, it is worth our attention. For anyone interested in purchasing a formerly owned home, careful checking is in order. Also, should you plan to sell your manufactured home and/or purchase another, here are some valuable tips.

PRIOR TO CLOSING:

- Verify that the seller has the title(s) and that she/he is listed as the owner. It is fair to ask to see the title on your very first walk through of the home.
- Check for back taxes. Make sure you have the serial number or VIN number of the house you are interested in then DRIVE to the local County Treasurer's Office to verify taxes are current. If you discover there are back taxes, you may stipulate that the cost be deducted from the selling price. That way you can pay the taxes at the time you transfer the title at no cost to yourself.
- While checking for back taxes, also check on the possibility of hidden liens. Your next stop is the MVD office. It is possible that a lien may not be listed on the title under the "Lien Holder's section, so check it out.
- The seller should provide the buyer with a Tax Clearance Letter from the County Treasurer's Office. Once a person has signed on the dotted line, any past taxes become the responsibility of the new owner.

Understandably, we like to trust our realtor, or selling agent to provide all this information in the disclosure papers and in the majority of cases there are no glitches. Yet, somewhere along the line, that did not happen for my friend. Once again, like it or not, each of us has a level of personal responsibility when buying or selling a home. It pays to know what documentation we need and how to get it – even if we have to make a couple trips to county offices to be sure.

As to my friend, since he had purchased the home through the park, which held the title, the matter is being sorted out through the former park owners. Meanwhile he has a summons for \$1,400+ in back taxes including fines and fees.

Helpful sites:

<https://www.mobilehomeinvesting.net/arizona-mobile-home-title-transfer/>

<https://housing.az.gov/manufactured-housing>

MEMBERSHIP REPORT

Pat Schoneck – Membership Director
pschoneck@juno.com

Fall is here and it is time to work on membership for AAMHO. It is vitally important to raise the number of memberships in each and every park. When we bring issues before Park Owners and Legislators, we need to be strong in numbers. I will be happy to attend a meeting in each and every Park in the State.

We have made new booklets that address the most common issues that occur within the parks. These booklets are written in layman's terms that can be shown to Park Managers, stating clearly your rights. Let's get together and talk about these issues.

It is a known fact that members do not read the newsletters. When it comes to looking things up in the Landlord Tenant Act it takes a great deal of time to find what you need. Please invite me to a meeting or a coffee hour and learn more about your rights.

AAMHO is also looking for members interested in serving on committee or as a board member. Every one of you has some type of talent and we would like you to share it with all of the members. Your interest may be in Legislation, Education, Government, Laws, Mediation, Membership or Public Speaking. We will welcome any of you to work with us and for the membership.

Please give me a call at 520-404-4539 and I will visit your park. If you would like to work with us, let me know and I will extend an invitation for you to join us at a board meeting and we will put you to work doing what you like.

PARK MANAGER CERTIFICATION

Don Bremer – District 2 Assoc. Director
dfb1945@yahoo.com

Is your park compliant with ARS §33-1437?

(A) Within six months after employment as a park manager, a park manager **SHALL** complete at least six hours of educational programs and **SHALL** complete at least six additional hours of educational programs every two years.

(B) A park manager **SHALL** post proof of completion of and compliance of the educational program requirements prescribed by this section in a conspicuous place at the mobile home park.

(C) A tenant may file a complaint with the Director if, on request from the tenant, the tenant's park manager cannot produce proof of completion of requirements prescribed in this section. The Director **SHALL** issue a show cause order to the landlord directing the landlord to provide proof that the requirements of sub section (A) have been satisfied. If the landlord fails to produce satisfactory evidence of compliance or fails to respond within thirty days after service by certified mail of the show cause order, the director **SHALL** impose a **five-hundred-dollar civil penalty**, with an additional five hundred dollar per month civil penalty to accrue each full calendar month beginning with the second month following service of the notice of imposition of civil penalty. All civil penalties shall be exonerated if, within six months after service of the notice of imposition of civil penalty, the landlord furnishes satisfactory evidence of compliance. Otherwise, the matter **SHALL** be referred to the Attorney General for enforcement and collection of the civil penalties and a ten percent surcharge on the total amount of civil penalties collected. All civil penalties **SHALL** be deposited in the state general fund and the ten percent surcharge **SHALL** be deposited in the mobile home relocation fund.

Arizona Department of Housing
1110 West Washington #280
Phoenix, AZ 85007

Director's phone: 602-771-1000
TTY phone: 602-771-1001
FAX: 602-771-1002

All phone calls are confidential. Call to verify your park manager is in compliance.



Eileen Green – President
president@aamho.org

People have a tendency to want to address another resident's concern to management.

This is not helpful!

Every concern must be in writing, signed and dated by that resident in order for management to respond *only* to him/her.

It is helpful, however, for that resident to know about the "Arizona Mobile Home Parks Residential Landlord and Tenant Act" that addresses their *Rights and Responsibilities* with our AEMPRO (AAMHO's educational arm) Educational classes.

The AAMHO Board of Directors and Office Manager are listed on our website www.aamho.org.

We are happy to speak directly with any resident and offer recommendations.

You may want to consider having an informational two-hour class presentation at your community on the Landlord/Tenant Act.

Contact: Connie Hancock, Office Manager
connie@aamho.org
480-966-9566

SAVE THIS DATE

Announcing the 2020 Annual Meeting of Members In Tucson

Tentative Date: February 29th
Pima County Housing Center
801 W. Congress Street
Tucson, AZ 85745

Your chance to visit:

- Kartchner Caverns State Park
- Tombstone, Arizona
- Pima Air & Space Museum
- And much more...

PARK MEETINGS AND CLASSES

Eileen Green – President
president@aamho.org

Meetings, including classes, to discuss issues relating to mobile home park living are allowed in common facilities and you are allowed to post notice of a meeting on a bulletin board and in a newsletter. This *right* appears in our “Arizona Mobile Home Parks Residential Landlord and Tenant Act”.

Refer to:

ARS §33-1452(H). The landlord *shall not prohibit* or adopt a rule that prohibits tenants or tenant association from meeting with permission of the tenant in the tenant’s home, assembling at common facilities or areas within the park or meeting with or without invited visiting speakers in the mobile home park to discuss issues relating to mobile home living and affairs including the forming of a tenant association and shall not be considered solicitation.

Please invite me to your park to explain what AAMHO is all about. I will be happy to attend any park in the State. No matter how many members you have or how many units are in the park. Contact me at (520) 404-4539 or pschoneck@juno.com.



**Now is the time to book your
Park Meetings and LTA 101 Classes.**

ASK and we will be there!

BOOK YOUR EVENT TODAY BY CONTACTING:

AAMHO Membership Director:
Pat Schoneck
Cell: 520-404-4539
pschoneck@juno.com

AAMHO President:
Eileen Green
Cell: 717-574-4137
president@aamho.org

MEETINGS AND CLASSES SCHEDULED IN SEPTEMBER & OCTOBER

Thursday, September	12	9:00	Board of Directors Meeting	AAMHO Office, Tempe
Friday, September	13	9:00	Manager Certification Class	AAMHO Office, Tempe
Thursday, October	10	9:00	Board of Directors Meeting	AAMHO Office, Tempe
Friday, October	11	9:00	Manager Certification Class	AAMHO Office, Tempe

We are very pleased to have Andres A. Portela 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

We are planning to distribute the *AAMHO Connection* newsletter via email to members who live in Canada during the summer months. Currently, the newsletter is not forwarded to Canadian addresses which means all our Canadian members do not receive it during this time. If you live in Canada during the summer, please complete and return this form providing us with your email address to: AAMHO, 2334 S. McClintock Drive, Tempe, AZ 85282-2674.

Name: _____ Membership Number: _____

Arizona Address: _____

Email Address: _____

COMPARE AND SAVE!

We can insure park models, manufactured homes and 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	\$296	\$332	\$366	\$447

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

Program Highlights:

- 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 and home use.

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



Sandra McNary – District 4 Director
d4director@aamho.org

Many of us have piles of receipts from bills and copies of our checks that we sent to pay the bill. Sometimes it seems a hassle to keep such copies, but more likely than not, at some point you have snatched a receipt and joyfully offered proof you had indeed paid that annoying bill. Which is exactly why we hold on to those often time messy papers.

Documentation is an important part of communication with manufactured home community managers and owners. We like to think that if we stopped by the office and said, “those lights on my street are still burned out” that we can expect the lights to be fixed. Not really. Documentation means *putting any complaints, concerns, or questions in writing*. When you have written a note, dated it, and kept a copy, you have valid documentation regarding the issue. If in two weeks nothing has been done, it is fair to write a second note, mentioning the date of the first note and restating the problem, again, dating the second letter and keeping a copy.

Remember, it is required that the community managers and owners contact us in writing whether it is about weeds, late payments or any other infraction of the written Rules and Regulations policy for our community. They are thereby documenting their contact with us. It is then our right and responsibility to receive documentation clarifying that we have satisfied their original statement of infraction. All of these are papers you need to keep for future reference should it be necessary to verify what has taken place.

It is also imperative that you speak only to situations that pertain to you. Trying to make a case on behalf of a neighbor, friend or relative is received totally as ‘hearsay’ and receives no response – in fact, it most likely ends up in the trash. None of us can fully speak for another. We can only speak truthfully about our own personal situation.

For example, if the burned-out street light causes you to feel unsafe or to stumble getting from your car to your door, you can clearly speak to the issue.

Just remember, *write it down, date it and copy it*, then tuck it into that stack of jumbled papers on your desk – you never know when you might need it.



Eileen Green – President
president@aamho.org

Co-Operation Not Confrontation

- **AAMHO** does not require that your community have park officers. Only a park representative or membership coordinator is required for contact information.
- **AAMHO** recommends that should questions and concerns arise, that a member of our Board of Directors be contacted for guidance.
- **AAMHO** recommends that for answers on the Hearing Process contact: Department of Housing, Claims Department at 602-771-1040. AAMHO Board of Directors and any volunteers are **NOT** permitted to help prepare letters, petitions, and documentation on behalf of any residents.
- **AAMHO** Board of Directors are listed on our website: www.aamho.org for your reference.
- **AAMHO** Office Manager, Connie Hancock, is available to answer your calls Tuesday through Friday 9-4 (480) 966-9566, or email Connie at info@aamho.org.



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

CO-OPERATION NOT CONFRONTATION

INFORMATION ON MOBILE HOME FINANCING

Pat Sunia – District 1 Director
d1director@aamho.org

Yesterday a gentleman came into our park and wanted to go to the sales office. I took his information and allowed him in. After he came by me, I remembered that in the past since I have been a director for AAMHO there have been members wanting information on financing for mobile homes. So, I went and talked to the gentlemen after he had done his other business with the sales office. I told him I was associated with AAMHO and what we are about. He gave me his card and told me that they had helped a couple of residents in our park with financing. He told me that there is a \$20,000. minimum on loans and any unit manufactured after 1976 is eligible. 10% of sale price is required as a down payment. The name of the firm is Priority Funding, 1-877-393-6511. Application can be made on line at www.priloan.com. I am not recommending this loan company but am supplying information only to our members.



NEWLY REVISED AAMHO FLYER IS NOW AVAILABLE FOR YOUR MEETINGS

- You may pick them up at our office located at:
2334 S. McClintock Drive
Tempe, Arizona 85282
- You may call Connie at the AAMHO Office
480-966-9566 and request some.
They will be mailed to you at the current
postage rate.