

AAMHO CONNECTION



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

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

2020 Our First Annual Meeting of Members in Tucson

ONE MEMBERSHIP, ONE VOTE

Saturday, February 29, 2020

9 am – 12 pm

Pima County Health Center

801 W Congress Street

Tucson, AZ 85756

I-10 Exit 258

REGISTER EARLY AND SAVE

Pre-registration is \$10 per person and \$15 at the door. Sign-in begins at 8 am with complimentary early morning pastries, fruit trays, coffee and water. A reservation form is included in this newsletter.

The short business meeting with election of officers will begin at 9 am. The four (4) positions up for reelection are: President, Legislative Director, Membership Director, and Treasurer.

Bus Transportation to Annual Meeting



AAMHO has arranged for a bus to transport members and their guests from the Phoenix area to Tucson for the annual meeting. It will depart from the Village Inn at Main St. and Power Rd. in Mesa at 6:00 am

and return when the meeting is over.

Cost will be \$25 per person and must be pre-paid by February 1st by sending a check to Connie at the AAMHO Office, 2334S. McClintock Dr., Tempe, AZ 85282-2674.

Hotel Accommodations



10 rooms have been reserved at the Hyatt Place Tucson-Central, a beautiful new hotel that opened last August.

AAMHO has negotiated a special rate of \$137 per room. You may reserve either 2 queen-size beds, or one king-size bed. **BOOK NOW** to hold your reservation by calling 520-206-0602 and use

the group code "AAMHO" to get the special room rate.

The hotel is located at 1375 W. Grant Road, Tucson, AZ 85745 on the one-way east Frontage road, exit 256, proceeding to the corner of Grant Road.

The Pima County Health Center is located off this same Frontage road, proceeding to Congress Street, turn right for two blocks, building is located on the right.

(continued on page 2)

Meet our Invited Guests:

- Dana Paschke – AAMHO Lobbyist
- Cheri Horbacz – Southwest Fair Housing Council
- Wally Turner – Palmas del Sol, AAMHO member
- Gordon Falkoffki – Bonita Vista, AAMHO member
- Kody Newland – PM-MH Insurance Services, LLC
- Esparanza Padilla – Arizona Dept. of Housing, Relocation, Manager Certification, Complaints and Hearings
- Patricia Solis, PhD – Executive Director, ASU Knowledge Exchange for Resilience
- Susan Bustillos, Assistant to Director, ASU Knowledge Exchange for Resilience
- Martha Martin – Pima County Community Development
- Carl Cross – Editor, *AAMHO Connection* newsletter; AAMHO life member

Meet the AAMHO Executive Committee:

- Eileen Green – President
- Kody Newland – Vice President
- Sandra McNary – Secretary
- Lee Goranson – Treasurer
- Pat Schoneck – Membership Director
- Jerry Shumate – Education Director
- Janice Burnett – Legislative Director
- Lucy Pickering – Park Model Director

Meet the AEMPRO Board of Directors:

- Pat Schoneck – President Pro Tem
- Sandra McNary – Secretary
- David Violette – Treasurer
- Jim St. Arnold – Grant Director
- Carolyn Taylor – Director 1
- Ken Stosel – Director 2

While in Tucson, you'll have a chance to visit:

- Arizona-Sonora Desert Museum
- Old Tucson Studios
- Pima Air-& Space Museum
- Kartchner Caverns State Park
- Tombstone, Arizona
- Mission San Xavier del Bac



VOLUNTEERS NEEDED

Valerie Shumate – District 6 Assoc. Director
vshumate@roadrunner.com



We need your help at the AAMHO Annual Meeting of Members on February 29, 2020, being held at the Pima County Housing Center

801 W. Congress St. Tucson, Arizona 85745. Help is needed at the registration desk checking in attendees and handing out packets. We also need people to sell 50/50 raffle tickets and LTA's. Doors open at 8 am and meeting starts at 9 am, so volunteers need to arrive at 7:30 am. We need about 8-10 volunteers. You'll be done by 9 am in time to join everyone for the meeting.

Please contact me to volunteer: Valerie Shumate, vshumate@roadrunner.com or call my cell phone: 707-322-3331, or home phone: 928-247-9088.

CHECK YOUR INSURANCE POLICY

Kody Newland – Vice President
vicepresident@aamho.org

Throughout the year you may be asked by your park management to provide them with information about your current insurance coverage.

Some parks ask that they be added to your policy as "additional insured". Most carriers will not do this for the following reason: Unless the park has a financial interest in your home, (and few do) they should not be listed as an additional insured. This means that if you have a covered loss, say from fire or other damage, the check from the insurance company would be made out to *both* you and the park owners.

Park owners have a right to know that you do carry insurance and with whom, so they should be added to your policy as an "additional Interest". This means that they will receive a copy of your policy as well as renewals and cancelations but if a claim payment was made, their name would not be listed on your check. Adding the park owner as an "additional interest" is a very common practice.

Kody Newland is the principle of Park Model-Manufactured Home insurance services, LLC. and has been writing insurance for manufactured homeowners for over twenty years. He is always available to answer questions or help solve problems and may be reached by phone at 866-223-0842 or by email at kody@pmmhinsurance.com

WAKE UP CALL

Pat Schoneck – Membership Director
pschoneck@juno.com

It is time that every resident living in a Manufactured Home of every type wakes up to the necessity of the Landlord Tenant Act. The *Arizona Mobile Home Parks Residential Landlord and Tenant Act* and the *Arizona Recreational Vehicle Long-Term Rental Space Act* are both for Manufactured Units.

These Laws are in place and every year when Legislation is in session, they can be altered by Park Owners. AAMHO is the only organization that has a Lobbyist that reads every single law or add on brought forth each year. There has never been a year that AAMHO has not had to stop a bill that could take away your rights or present one or two that improve your rights.

Only 1 % of people living in Manufactured Homes belong to AAMHO. SO WAKE UP! If you don't want to spend \$35 a year for membership, you could be endangering the opportunity to protect the Landlord Tenant Act.

Things you could lose one step at a time:

- 90-days notice of rent increases.
- Increase cannot exceed 10% plus cost of living or you can file for relocation fund to move to a different park.
- Relocation funds to move your Unit if the park closes or becomes a family park.
- Managers taking recertification every two years.
- Utilities must be in the same guidelines as neighboring communities.
- Residents cannot be evicted without just cause and proper notice.
- Caregiver guidelines
- Fair housing is available to manufactured home residents

These are just a few things that fall under the 43 pages of laws that protect you.

So wake up and realize how important membership is to insure that all of the laws in the Landlord Tenant Act stay in place and are not altered. There are a lot of great park owners out there. But remember, there are some that are only concerned about their profit and will work at slipping in a law or getting rid of one to enhance their income. Your membership to AAMHO insures that there is a lobbyist and Legislative Committee looking out for you 365 days a year. \$35 a year is less than 10 cents a day to ensure that your rights are protected. AAMHO is the only organization that can keep these laws in place.

Do your friends and neighbors know about AAMHO? There are so many people in the parks that have no idea what it is. They must get to know these facts to protect themselves as well as you. Yes, if we don't get enough members you could lose your rights also. Now don't let that happen. Every one of you can sign up new members. But I want you to understand that I will come to your park and talk to the residents about this. But you need to act today.

Just give me a call at 520-404-4539 or email me at pschoneck@juno.com and I would be happy to come to your park.

AEMPRO IS LOOKING FOR VOLUNTEERS

Pat Schoneck – AEMPRO Vice President
vicepresident@aempro.org

Association for Education of Manufactured/Mobile Home, Park Model & RV Owners is looking for people interested in joining their team to educate residents in their rights living in manufactured housing. Educating home owners empowers them to protect their rights as senior citizens and home owners. We need educators, people to organize fund raisers and create interesting events to raise money for education of residents.

AEMPRO is a 501(c)(3) non-profit organization formed to enhance this education process. You do not need to be a member to join this team. Call Connie at the Office 480-966-9566 to volunteer. Check out our Web site www.aempro.org.

JOIN THE TEAM TODAY.

WHAT AAMHO MEANS TO YOU

Pat Schoneck – Membership Director
pschoneck@juno.com

Every single person living in a Manufactured Home, Park Model or RV is protected by the Landlord Tenant Act. Each year there are changes in these laws. Yearly our Lobbyist reads each and every law that goes before Legislature looking for things that would take away your rights. Our AAMHO Legislative Committee works very hard at finding things that are an advantage to your living on rented land and also making sure that our Senior Citizens are protected. Your dues are used to pay for our Lobbyist and the operation of the AAMHO Office. Consider that the \$35 a year is like an insurance plan making sure the Laws do not change.

OPPORTUNITY TO JOIN THE AEMPRO TEAM

You have a proactive way to support AEMPRO in educating the general public, park owners and managers, and most importantly, yourself and your neighbors for the betterment of manufactured home living.

We're asking for your help, because we can't do this without you.

Donations will assist with:

- Empowering homeowners
- Protection for seniors and families
- Development of new educational programs

Your Name

Company Name

Preferred Mailing Address:

Email Address

Preferred Telephone Number

Donation amount: _____

Check Cash Discover

MasterCard Visa AmExpress

Expiration Date: _____

CSC# _____

Send your check to the AEMPRO office at: 2334 S. McClintock Drive, Tempe, AZ 85282-2674

To donate by PayPal® please visit our website at <http://www.aempro.org>

YOUR participation is vital to the success of AEMPRO!

KEEPING YOU INFORMED



Southwest Fair Housing is a non-profit agency funded by memberships, donations, HUD, the Arizona Department of Housing, and CDBG funding and works to ensure fair housing by providing a variety of services directed toward education and enforcement.

Protected Classes: Race, Color, National Origin, Religion, Sex, Disability and Familial Status

- Investigating individual complaints of housing discrimination.
- Informing and advising community residents of their fair housing rights.
- Conducting mediations.
- Conducting conferences, training programs, & seminars to inform housing professionals about fair housing laws.

Tucson Office
177 N Church Ave, Suite 1104
Tucson, AZ 85701
Office: 520-798-1568
Toll Free: 1-888-624-4611
www.swfhc.com

Phoenix Office
845 N. Third Avenue
2nd Floor
Phoenix, AZ 85003
(602) 252-3423



The Arizona Center for Disability is a non-profit public interest law firm. We provide free legal and advocacy services to persons with disabilities in Arizona facing legal problems related to their disability.

- Investigate complaints of abuse & neglect.
- Advocate for individuals and represent them when rights are violated.
- File lawsuits on behalf of individuals or groups to remedy systemic issues.
- Provide self-advocacy information, referrals, outreach, and training on disability rights.
- Educate lawmakers about proposed laws affecting disability rights.

To request assistance please visit www.azdisabilitylaw.org or call ACDL at 1-800-027-2260

ACDL's intake lines are open on Monday, Tuesday, Thursday and Friday from 9 AM to 1 PM.

RESERVATIONS FOR THE 33rd ANNUAL MEETING OF MEMBERS

Saturday, February 29, 2020

Please list your name, space, and phone number. **Return this form no later than February 15, 2020** with a check payable to **AAMHO**, 2334 S. McClintock Drive, Tempe, AZ 85282, **OR** credit card information:

Full name on credit card _____
Card # _____ Exp. Date _____ CSC _____

The registration fee is \$10.00 if you Pre-Register; \$15.00 per person at the door. Sign in begins at 8:00 a.m. and the meeting will begin at 9:00 a.m. 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: Pima County Housing Center
801 W. Congress Street
Tucson, AZ 85745**

PLEASE PRINT LEGIBLY

NAME OF PARK: _____

List names of those registering to attend:

Name: _____ Space # _____ Phone: _____

Name: _____ Space # _____ Phone: _____

Name: _____ Space # _____ Phone: _____

Name: _____ Space # _____ Phone: _____

Name: _____ Space # _____ Phone: _____

REMINDER.....

Each household membership will have one vote.

A person may sign-up at the door to become a member and be eligible to attend this Annual Meeting of Members.

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

<u>Received Stamp</u>	<u>Entered Stamp</u>	<u>Check/Cash Receipt #(s)</u>	<u>District #</u>
		_____	_____

PLEASE RETURN THIS ENTIRE FORM. DO NOT CUT FORM IN HALF.

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	\$316	\$352	\$386	\$467

**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.

AAMHO 10-2018

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

EVICTON PROCESS IN ARIZONA

Beth Dillman – nolo.com

In Arizona, a landlord can evict a tenant for a number of reasons:

- not paying rent,
- violating the lease or rental unit
- committing a crime

Section 33-1491(D) in the *Arizona Mobile Home Parks Residential Landlord and Tenant Act* (LTA) states the following:

A landlord may bring an action for eviction if either of the following occurs:

1. The violation of the applicable building or housing code was caused primarily by lack of reasonable care by the tenant or other person in his household or upon the premises with his consent.
2. The tenant is in default in rent. The maintenance of the action does not release the landlord from liability under section 33-1471(B) [which states: *The tenant may recover damages and obtain injunctive relief for any noncompliance by the landlord with the rental agreement.*]

The landlord must follow specific rules and procedures when evicting the tenant, and the first step in the eviction is terminating the lease or rental agreement.

For a landlord to evict a tenant before the lease has ended, the landlord must have legal cause. The most common causes are the tenant's failure to pay rent or violation of the lease. But the landlord can also evict the tenant who commits a crime on the premises.

Before terminating the lease, the landlord typically must give the tenant notice. A copy of the provisions of any lease agreement and any addendums related to the underlying basis of the eviction action must be served with the complaint. The type of notice required will depend on the reason for the eviction.

Five-Day Notice to Pay Rent. If the tenant fails to pay rent when it is due, the landlord can give the tenant a five-day notice to pay rent. A copy of the accounting of charges and payments for the preceding six months must be served with the complaint.

Five-Day Notice to Cure. If the tenant fails to maintain the rental premises and that lack of maintenance affects the health and safety of the tenant or other tenants on the premises, then the landlord can give the tenant a five-day notice to cure.

Ten-Day Notice to Cure. If the tenant violates the lease or rental agreement, then the landlord can give the tenant a ten-day notice to cure. Violations include providing false information in the application.

Unconditional Quit Notice. In some instances, the landlord can give the tenant an unconditional quit notice. The landlord is terminating the lease immediately, with no opportunity for the tenant to remedy the situation. It can only be used in the following situations:

- discharging a weapon
- homicide
- prostitution
- criminal street gang activity
- use or sale of illegal drugs
- assaults or acts that threaten harm to others

Upon request, a party must provide to the other party prior to the hearing or trial: 1) a complete copy of any lease agreement and any addendums; 2) a list of witnesses and exhibits; and 3) copies of any documents the party intends to introduce as an exhibit at trial.

If a landlord does not have cause to terminate a tenancy early, then the landlord cannot expect a tenant to move until the end of the term of the lease. If a tenant has a fixed-term lease, such as for one-year, then the landlord must wait until the lease term has expired before expecting the tenant to move. In some cases, the landlord will still need to provide the tenant with notice that the tenancy is ending.

The only way a tenant can be removed is if the landlord wins an eviction lawsuit against the tenant. Even then, the only person authorized to remove the tenant is a law enforcement officer. The landlord must never try to force the tenant to move out of the rental property.

If the tenant has left personal property in the unit, the landlord cannot just dispose of the property. The landlord must notify the tenant in writing that the tenant has 21 days to claim the property. If the tenant does not claim the property in 21 days, then the landlord can dispose of or sell the property. The landlord can charge the tenant reasonable fees for storage of the property. If the landlord sells the property, the landlord can use the proceeds to cover the fees the tenant owes to the landlord. If there are extra proceeds, then the landlord must give the money to the tenant.



AAMHO President, Eileen Green, took part in the open hearings that worked on changes to the Eviction Process through the AZ Dept. of Housing.



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

CO-OPERATION NOT CONFRONTATION

MEETINGS AND CLASSES SCHEDULED IN JANUARY & FEBRUARY

Friday, January	3	1:00	LTA Workshop	Pine Lakes, Prescott
Thursday, January	9	9:00	Board of Directors Meeting	AAMHO Office, Tempe
Friday, January	10	9:00	Manager Certification Class	AAMHO Office, Tempe
Saturday, January	11	10:00	District 1 Meeting	Twin Knolls, Mesa
Monday, January	13	10:00	LTA Workshop	Rancho Val Vista, Casa Grande
Friday, January	24	9:00	District 7 Meeting	Contempo Tempe, Tempe
Saturday, February	1	1:00	LTA Workshop	Agave Village, Mesa
Saturday, February	8	10:00	District 1 Meeting	Mesa Village MHP, Mesa
Tuesday, February	11	1:00	LTA Workshop	Palmas del Sol East, Apache Jct.
Thursday, February	13	9:00	Board of Directors Meeting	AAMHO Office, Tempe
Friday, February	14	9:00	Manager Certification Class	AAMHO Office, Tempe
Monday, February	24	1:00	LTA Workshop	Casas del Campo, Chandler
Saturday, February	29	9:00	Annual Meeting of Members	Pima Co. Housing Center, Tucson

We are very pleased to have a representative 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: _____