

# AAMHO CONNECTION



AAMHO Website: [www.AAMHO.org](http://www.AAMHO.org) | Email: [info@aamho.org](mailto:info@aamho.org) | Editor: [carl.cross@asu.edu](mailto:carl.cross@asu.edu)

## THE ELECTRONIC AGE INVADES AAMHO

Sandra McNary – Secretary  
[secretary@aamho.org](mailto:secretary@aamho.org)

You may want to frame this issue of the *AAMHO Connection* to cherish as an item of historical significance because this is our FINAL hard copy issue.

From now on, *AAMHO Connection* will be sent to members *electronically* – that means EMAIL. All members need to make sure that we have your current, correct email address on file.

Please send your active email address to [connie@aamho.org](mailto:connie@aamho.org) as soon as possible. Our May *Connection* will NOT arrive by “snail mail.” It will come into your home electronically.

As always, the newsletter will continue to be available on our website, [www.aamho.org](http://www.aamho.org). However, your personal copy will arrive in your personal email account.

As much as we have enjoyed holding the paper copy in our hands and even creating a file of past issues, the cost of printing and postage has become an economic burden. Do keep in mind that it is possible to print your personal copy from either your email or the website. It is also possible to highlight a favorite article and print just that one section.



You may need to call on your 10-year-old grandchild to help you get on board, but the advice, legislative updates, and vital news is worth it. Stay

informed as we seek together to move into the digital age that is our new reality.

## MORE CALLS PLEASE

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



Waiting for your calls. Several Parks have called and asked us to come into their communities to explain what AAMHO is all about. These have

been met with much enthusiasm and so the person to person contact is good.

We give you a talk about membership, Legislation, and the LTA classes. Answer any and all questions you have as well as take the time to meet the Managers. In the past month we have had some great conversations with Managers. A couple of them had been very anti AAMHO and after listening to our talks have a whole different feeling about the organization. So, we believe Cooperation not Confrontation will bring forth better working conditions for park residents.

At the January AAMHO Board meeting, members voted to put the rate at \$35 a year or 2 years for \$60. I want all of you to understand that 5 years ago membership was about 20,000. Now we are in the 3,000-member range which pays for the Lobbyist, Office Manager and expenses of the office. Presently, members need to understand that this is not covering all of the expenses.

So, each and every member and resident from every community needs to be working on Membership. The President and I are out there 4 and 5 days a week traveling to talk at your parks and teaching LTA classes. This we do out of the goodness of our hearts, because we sincerely believe in the need to protect each and every one of you. So please call Connie at the office (480-966-9566) to schedule a visit from us or contact me personally (520-404-4539). Looking forward to hearing from each and every park in the state.

## **PROTECTING THE AGE-RESTRICTED STATUS OF YOUR COMMUNITY**

Carl Cross – Newsletter Editor  
[carl.cross@asu.edu](mailto:carl.cross@asu.edu)

Many of our adult communities are concerned with the possibility of the park's age 55+ status being jeopardized by the increasing number of younger residents moving in. Although the parks are within the letter of the law, what was never intended under the 80/20 rule was for housing providers "to simply market units to under-55 households or to let people under 55 live there because the provider felt sorry for them."

The 20 percent that allows for other ages is meant to cover situations where, because of unforeseen circumstances, a household does not qualify under the 55+ rule. For example, perhaps the household member who is 55 or older has died, and the home now is occupied by the surviving spouse or inherited by someone younger than 55.

The park has an obligation to enforce fundamental community restrictions and in a 55+ community, nothing is more fundamental to the nature of the community than effective enforcement of valid age restrictions.

One provision of the Housing for Older Persons Act (HOPA) provides that each housing community may determine the age restriction for units that are not occupied by at least one person 55 years of age or older. Generally, each park's Rules & Regulations specifies the minimum age for persons who do not otherwise satisfy the community's minimum age requirements.

HOPA requires that a housing community compile a list of occupants and verify their ages. Verification of occupant ages must be completed every two years to ensure that the community is within the acceptable 80//20 required ratio.

A manufactured home community operating as housing for persons who are 55 years of age or older must satisfy the intent requirement by taking the following actions:

- Post a sign indicating the park is 55+ housing
- Lease provisions stating park is 55+ housing
- Provide realtors with copies of lease provisions

Failure to comply with the provisions of HOPA will result in loss of protected status.

## **UNPRECEDENTED ATTACKS ON FAIR HOUSING**

Madeline McBride – Fair Housing Trends (11/1/19)  
[mmcbride@nationalfairhousing.org](mailto:mmcbride@nationalfairhousing.org)

The current administration and certain housing industry players have launched unprecedented attacks on fair housing. This is a stark departure from the bipartisan support the law has received since it was enacted in 1968. In collaboration with its membership and other civil rights partners, NFHA is engaged in a historic push to preserve the law and the regulations designed to guide their implementation.

In a fervent defense of civil rights, fair housing advocates confront a fresh set of challenges, like algorithmic bias, that perpetuates housing, lending, and insurance discrimination. The housing picture is not entirely bleak. One example is the successful lawsuit by NFHA and other fair housing groups that led Facebook to revamp its advertising system and establish advertising portals for housing, employment, and credit, eliminating the ability to target based on protected characteristics and their proxies.

The report contains targeted recommendations that would address the complex issues in today's housing system.

- The number of housing discrimination complaints in 2018 is up by eight percent to 31,202, the highest since NFHA began producing the annual Fair Housing Trends Report in 1995.
- Private fair housing groups continue to process more complaints, 75 percent, than all government agencies combined.
- Hate crime offenses increased by an alarming 14.7 percent.
- The current administration has launched unprecedented attacks on fair housing in an effort to chill civil rights enforcement.
- The use of technology is on the rise, can manifest discriminatory outcomes, and has profound impacts on people's ability to access housing, credit, and insurance.

Increased scrutiny of sexual harassment in housing has led to an unprecedented number of cases against housing providers who prey on vulnerable residents who cannot move to a new location because of the lack of affordable housing options.



## MANUFACTURED HOME

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

**Learn your Rights and Responsibilities at the LTA 101 Workshop designed for manufactured and mobile home owners.**

Our **law**, the *Arizona Mobile Home Parks Residential Landlord and Tenant Act*, describes in ARS §33-1409 “General definitions”.

“*Landlord*” means the owner, lessor, sublessor or operator, or any combination thereof, of a mobile home park and it also means a manager of the premises who fails to disclose as required by section §33-1432.

“*Park Manager*” means the person who is primarily responsible for the day-to-day operation of a mobile home park.

“*Rental Agreement*” means leases or agreements and valid rules adopted under section §33-1452 embodying the terms and conditions concerning the use and occupancy of a mobile home space and premises, and includes month-to-month tenancies that arise out of the expiration of a written rental agreement pursuant to section §33-1413(H). If the landlord and tenant disagree on the term of the rental agreement, the rental agreement *shall be for twelve months*.

“*Tenant*” means a person signing a rental agreement or otherwise agreeing with a landlord for the occupancy of a mobile home space.

To register or learn more about a workshop contact:

Connie Hancock, Office Manager  
480-966-9566



## PARK MODEL & RV HOME

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

**Learn your Rights and Responsibilities at the LTA 101 Workshop designed for park model and RV home owners.**

Our **law**, the *Arizona Recreational Vehicle Long-Term Rental Space Act*, describes in ARS §33-2102 “Definitions”

“*Landlord*” means:

- (a) The owner, lessor, sublessor or operator, or any combination of these persons, of a recreational vehicle park.
- (b) A manager of the premises.

“*Park Manager*,” [definition in progress to be the same]: the person who is primarily responsible for the day-to-day operation of a Recreational Park.

“*Rental Agreement*” means oral or written leases or agreements and valid rules embodying the terms and conditions concerning the use and occupancy of a recreational vehicle space.

“*Recreational vehicle space*” means a parcel of land for rent that has been designed to accommodate a recreational vehicle and *provide* the required sewer and utility connections.

“*Tenant*” means a person signing a rental agreement or otherwise agreeing with a landlord for the occupancy of a recreational vehicle space for more than one hundred eighty days.

To register or learn more about a workshop contact:

Connie Hancock, Office Manager  
480-966-9566

## 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:

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Email Address

\_\_\_\_\_  
Preferred Telephone Number

Donation amount: \_\_\_\_\_

Check                       Cash                       Discover

MasterCard               Visa                       AmExpress

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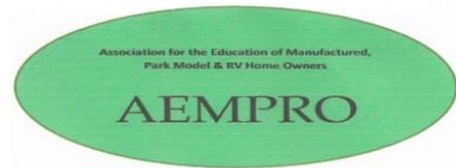
Expiration Date: \_\_\_\_\_

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!



## CREATIVE INDIVIDUALS

Pat Schoneck – AEMPRO Vice President  
[pschoneck@juno.com](mailto:pschoneck@juno.com)

AEMPRO is working through trials and tribulations getting organized. We have had a few changes in the Board of Directors, getting the Web page set up, developing a brochure that would catch the eye of everyone attending our meetings and doing a few changes to our game plan. So, when you attend the Annual Meeting on Feb. 29<sup>th</sup> in Tucson be sure to stop by our AEMPRO table.

The present Board members include President Gordon Falkofske, Vice President Pat Schoneck, Secretary Sandra McNary, Treasurer/Webmaster David Violette, Grants Director Jim St. Arnold, Director Wally Turner, and Director Ken Stosel. Eileen Green is serving as the Education Instructor.

Now the interesting part of making AEMPRO grow. People are needed with creative ideas, sales ability and outgoing personalities to get out and work with businesses, charity organizations and donors to bring in funds to enhance the education of residents living in their own homes on rented land. AEMPRO is a 501c3 non-profit, so all donations are a tax write off for the donors. Check [aempro.org](http://aempro.org) and read all about the organization. We need all the ideas and promotions available to make this succeed. Call Connie at the Office to become a volunteer 480-966-9566.

## BILINGUAL VOLUNTEER NEEDED



Are you bilingual with compassion for others? Looking for a meaningful way to use your time? Do you have a flexible schedule with a couple of hours free per week? If you answered yes, we would love to meet with you. AAMHO is seeking volunteers who can accompany our team when we visit in predominantly Spanish-speaking manufactured home parks. Our volunteers donate something far more valuable than money – their time and dedication to the community they serve. Please contact our office at 480-966-9566 to volunteer or for more information.



**PRESIDENT’S PERCEPTION**

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

I have been serving as your AAMHO President for over three years and Vice President before that time. We welcome all our new members that have joined AAMHO. We also ask for your support by volunteering assistance at our Board level or in your community.

Our Board of Directors, along with the editor, have continually submitted articles to our *AAMHO Connection* newsletter as a method of relaying helpful information. Those residents who kept the newsletters and placed them in a 3-ring binder have been delighted to use them as a resource when issues or situations arise.

Residents have found by using our Index page it was easier to locate the item they were seeking. We have been requested to include it in the newsletter for further assistance.

**DID YOU JOIN US IN TUCSON FOR OUR 33<sup>rd</sup> ANNUAL MEMBERS MEETING?**

*If not, we missed you!*

Results of election of officers:

- President..... Eileen Green
- Membership Director..... Pat Schoneck
- Legislative Director..... Janice Burnett
- Treasurer..... Lee Goranson

We'll share the rest of the results of our exciting meeting in the next *AAMHO Connection* newsletter.

**AAMHO Connection newsletter  
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Most newsletters can be found on our website [AAMHO.org](http://AAMHO.org). For additional information contact our office.

# COMPARE AND SAVE!

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

## COVERAGES

<b>Manufactured Home</b>	<b>\$40,000</b>	<b>\$50,000</b>	<b>\$60,000</b>	<b>\$80,000</b>
<b>Adjacent Structures</b>	<b>4,000</b>	<b>5,000</b>	<b>6,000</b>	<b>8,000</b>
<b>Personal Contents</b>	<b>20,000</b>	<b>25,000</b>	<b>30,000</b>	<b>40,000</b>
<b>Additional Living Expenses</b>	<b>8,000</b>	<b>10,000</b>	<b>12,000</b>	<b>16,000</b>
<b>Personal Liability</b>	<b>100,000</b>	<b>100,000</b>	<b>100,000</b>	<b>100,000</b>
<b>Medical Payments</b>	<b>1,000</b>	<b>1,000</b>	<b>1,000</b>	<b>1,000</b>
<b>Flood</b>	<b>Included</b>	<b>Included</b>	<b>Included</b>	<b>Included</b>
<b>Premium Per Year</b>	<b>\$316</b>	<b>\$352</b>	<b>\$386</b>	<b>\$467</b>

*\*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.**



## WHY HOMEOWNERS' ASSOCIATION DOES NOT APPLY IN A PARK COMMUNITY

### Arizona Revised Statutes Title 33. PROPERTY Chapter 18. HOMEOWNERS' ASSOCIATION DWELLING ACTIONS

A **homeowners' association (HOA)** is a private association often formed by a real estate developer for the purpose of marketing, managing, and selling homes and lots in a residential subdivision.

Typically, **the developer will transfer control of the association to the homeowners** after selling a predetermined number of lots. Generally, any person who wants to buy a residence within the area of a **homeowners' association** must become a member, and therefore must obey the governing documents including Articles of Incorporation, CC&R (Covenants, Conditions and Restrictions and By-Laws, which may limit the owner's choices.

Homeowners' associations are especially active in urban planning, zoning and land use, decisions that affect the pace of growth, the quality of life, the level of taxation and the value of land in the community. Most homeowner associations are incorporated and are subject to state statutes that govern non-profit corporations and homeowners' associations.

## SELLING YOUR HOME? PROTECT YOURSELF!

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

**Reminder!** It is extremely important for you to get and keep a copy of your Arizona Certificate of Title(s), front and back, when selling your home, along with a copy of the Bill of Sale. Check with Arizona Motor Vehicle Department to be sure the title has been **transferred and changed** into the new owner's name within (15) days.

Transfer of Ownership (located on the back of the Certificate of Title) should be filled in with the new owner information.

**YOU remain responsible** for the personal property taxes on your manufactured home until the title has been transferred and all taxes collected.

Your County Assessor collects the personal property taxes.

Don't leave yourself vulnerable for collection action on past due taxes.



## PARK COMMUNITY

### Arizona Revised Statutes Title 33. PROPERTY Chapter 11. ARIZONA MOBILE HOME PARKS RESIDENTIAL LANDLORD AND TENANT ACT

#### ARS §33-1452. Rules and Regulations

**A. A landlord shall adopt written rules or regulations, however described,** concerning the tenant's use and occupancy of the premises.

#### Definitions:

- **Mobile Home Park** means any parcel of land that contains four or more mobile home spaces.
- **Mobile Home Space** means a parcel of land for rent which has been designed to accommodate a mobile home and provide the required sewer and utility connections.
- **Owner** means one or more persons, jointly or severally, in whom is vested all or part of the legal title to property or all or part of the beneficial ownership and a right to present use and enjoyment of the premises.
- **Dwelling unit** excludes real property used to accommodate a mobile home.



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Tempe, AZ 85282-2674  
480-966-9566 ~ 800-221-6955

# CO-OPERATION NOT CONFRONTATION

## MEETINGS AND CLASSES SCHEDULED IN MARCH & APRIL

Thursday, March	12	9:00	Board of Directors Meeting	AAMHO Office, Tempe
Friday, March	13	9:00	Manager Certification Class	AAMHO Office, Tempe
Thursday, April	9	9:00	Board of Directors Meeting	AAMHO Office, Tempe
Friday, April	10	9:00	Manager Certification Class	AAMHO Office, Tempe

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

If you would prefer to receive our newsletter by email, please complete the information below and mail to AAMHO, 2334 S. McClintock Drive, Tempe, AZ 85282-2674 or email to [info@aamho.org](mailto:info@aamho.org). Also, we need the email addresses for those members who live in Canada during the summer months. Currently, the newsletter is not forwarded by the U.S. Postal Service to Canadian addresses, which means all our Canadian members without email do not receive it during this time.

Name: \_\_\_\_\_ Membership Number: \_\_\_\_\_

Arizona Address: \_\_\_\_\_

Email Address: \_\_\_\_\_