

# CONNECTIONS



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

**As we prepare for this year's unprecedented holiday season all of us may benefit from the following**



## **HOLIDAY SURVIVAL KIT**

An **ERASER**, so you can make

All your mistakes disappear.

A **PENNY**, so you will never

Have to say, "I'm broke."

A **MARBLE**, in case someone says,

"You've lost all your marbles."

A **RUBBERBAND**, to stretch

Yourself beyond your limits.

A **STRING**, to tie things together

When everything falls apart.

A **HUG** and a **KISS**, to remind you

That someone, somewhere cares

About **YOU!!!**

***Instructions: Place these seven items (eraser, penny, marble, rubber band, string, Hershey Hug and Kiss in a small, clear plastic bag.***

***Attach the "Holiday Survival Kit" note and deliver to a fellow community resident!!!***

## Importance of EVERY Membership

The most important end result of membership dues is having funds to pay our lobbyist. Lobbyist Dana Paschke has been with us for 14 years and knows exactly what to look for as she reads every single bill that comes before the Arizona Legislature. She knows all of the Senators and Representatives and therefore is aware of which persons will support a proposal from AAMHO.

Through her efforts and the work of our volunteer Legislative Committee, each year AAMHO seeks to introduce at least two legislations that either support new laws or protect existing ones.

Education is the second most important effort of AAMHO. All residents need to understand the Landlord Tenant Act which protects their rights. Likewise, there needs to be a mutual understanding that the law reads the same for Park Owners, Managers, and residents. Volunteers are eager to schedule an LTA class in every mobile home community if this pandemic ever ends.

Daily we answer calls from members to assist them in finding ways to resolve their issues within the parks. We are eager to once again schedule meetings within communities to converse with residents and managers. Cooperation is the best way to solve issues.

Many frustrations and misunderstandings have evolved from the government mandated shutdowns. Feeling that one has paid to live in a particular community based on the amenities offered and having those closed is frustrating. All park

communities are experiencing very limited use of facilities. COVID-19 has not been kind to any of us.

So many issues have arisen during this pandemic and a lot will need to be worked out for both park owners and residents when this is over. Membership will be even more important. There is strength in numbers and AAMHO needs all of the support residents can offer.

One of my biggest concerns is our need to send the newsletters by email. If you know people in your park who do not have computers, please print a copy and share.

The minute the park communities open up for you to have a speaker I am willing and ready. So please feel free to call or e-mail me.

Pat Schoneck,  
Membership Director,  
pschoneck@juno.com  
520-404-4539



### LOOKING FOR A UNIQUE HOLIDAY GIFT FOR A COMMUNITY FRIEND?

The best gift for up-to-date news, long-term enjoyment, and ideas for better park living is an **AAMHO Membership**. Your friends will love it!

Just call or email Connie at our AAMHO office today to complete the information needed for a gift membership. \$35 for one year or \$60 for two years

Your friend(s) will receive a gift note from AAMHO announcing their membership and your thoughtfulness during this holiday season.

Email: [info@aamho.org](mailto:info@aamho.org)  
Phone: 480-966-9566

## Your Landlord/Manager May Require An Update Each Year



The Landlord/Tenant (LTA-101) Class reviews these items with you. These items may include but not limited to:

- Proof of Insurance
- Mobile/Manufactured Title(s) to Office for verification/copy
- Motor Vehicle Info.
- Pet Update/Inoculations
- Support/Assistive Animal Update/Inoculations

**New Park Ownership/Management** May Require Additional Information:

- Application (for unit verification only)

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"Youth is when you're allowed to stay up late on New Year's Eve. Middle age is when you're forced to."  
— Bill Vaughan



Animals **FOR** persons with disabilities =

## Qualified Animals

**Requirement:** A statement from a health care provider stating the person's need for this animal and what this specific animal does for them.

Animals **NOT** for persons with disabilities = **Pets**

## ALL Animal Policy

Health and Safety Rules:

- Inoculation,
- Compliance, Licenses (City/County laws)
- Waste Pick-up
- Litter
- Leash
- Responsibility for Damage
- No Behavior Causes Personal Injury
- No Property Damage
- Responsibility of Guests who visit with animals
- No Demonstrated Aggression

**Yes, any misbehaving animal can be evicted from the community!**

## **Automated External Defibrillators (AED) in Arizona RV Parks**

AEDs are an effective tool for treating individuals who have experienced Sudden Cardiac Arrest (SCA) which is a leading cause of death among adults.

SCA is a condition that occurs when the electrical impulses of the human heart malfunction causing a disturbance in the heart's electrical rhythm called ventricular fibrillation (VF). This erratic and ineffective electrical heart rhythm causes complete cessation of the heart's normal function of pumping blood, resulting in sudden death. The most effective treatment for this condition is the administration of an electrical current to the heart by a defibrillator, delivered within a short time of the onset of VF.

An Automated External Defibrillator (AED) is used to treat victims who experience SCA. It is only to be applied to victims who are unconscious and not breathing normally. The AED will analyze the heart rhythm and advise the operator if a shockable heart rhythm is detected. If a shockable rhythm is detected, the AED will charge to the appropriate energy level and advise the operator to deliver a shock. The device is designed to be used by lay people with minimal training. It has been determined to be most effective when used in conjunction with CPR.

In cases of SCA, time is of the essence. Depending upon response times for local first responders, they may not be able to reach the afflicted individual in time to save the patient's life. This had driven many residents of the Green Valley RV Resort (GVRVR) to push for an AED to be located onsite to allow a more timely use of an AED while waiting for the EMTs to arrive. GVRVR is a privately owned 55+ RV park with approximately 300 sites, occupied by a wide assortment of RVs and park models. An ever growing percentage of the residents are full time.

Unfortunately, in today's litigious society, park managers and owners may be reluctant to allow AEDs to be located within their parks.

For many years this was the case here at GVRVR. With the arrival of new park managers a couple of years ago, this reluctance began to thaw. In addition, Arizona implemented new laws expanding/revising the Arizona Good Samaritan laws to cover AEDs and businesses where they are located as well as established the Arizona SHARE (Save Hearts in Arizona Registry & Education) program to establish guidelines for the installation/utilization of AEDs.

Working closely with the new park managers, the GVRVR Activity Committee and GVRVR Homeowners Association were able to draft policies and procedures sufficient to convince the park's owners to allow for the onsite installation of an AED. A key component of this permission was compliance with and registration under the Arizona SHARE program. Volunteers were recruited to operate the AED and perform CPR. Volunteers were selected to ensure some were full timers as well as seasonal visitors, with several even having prior EMT &/or medical experience. Training was provided by the Red Cross.

While we hope never to need to use this AED on any GVRVR residents or visitors, we are happy to know it is available if the need arises. If your park does not currently have an AED onsite, please visit the link below to learn more about the Arizona SHARE program and Good Samaritan protections provided by the revised Arizona state laws. Get yourself educated so you can begin to educate your park managers about this life saving piece of equipment.

For more information, please visit: <https://azdhs.gov/preparedness/emergency-medical-services-trauma-system/save-hearts-az-registry-education/index.php#aed>

The author of this article, Dale Powers, is President of the GVRVR Tenants' Association.





## ARE YOU PROPERLY INSURED?

Pat Schoneck,  
Membership  
Director

For over 10 years I have been involved in AAMHO. At many of the meetings Kody Newland has spoken about Manufactured Home Insurance. It is important to note that Manufactured Home Insurance gives replacement coverage for the home, including awnings and furnishings. It includes flood insurance and can also cover sewer back up.

Many parks ask for copies of your insurance policy. This is a legal request. However, if they ask you to put the parks name on the policy be sure that it reads "**Additional Interest**" which means that if you forget to pay your insurance policy the park will be notified. **Do not** put the park on as "Interested Insurer" which would entitle the park to money from the policy in the event of a claim.

After working with a storm specialist the past few months, I have learned how important Manufactured Home Insurance is. The people who had homeowner insurance combined with their auto insurance did not have nearly the extensive coverage of a separate manufactured home owner policy. In recent months, Storm Damage Specialists have worked with the residents on a daily basis and have become very familiar with insurance coverage.

## Storm Damage Specialists

The Storm Damage Specialists focus on roof damage caused by either recent or past monsoon, hail, or other storm events. The damage may involve leaks or cracked or missing shingles.

**First:** They offer a free inspection where they get on the roof to determine if there has been damage.

**Second:** They contact with your insurance provider who then sends an insurance adjuster to determine how extensive the damage is and what the coverage would include.

**Third:** They employ A+ ranked crews to replace the roof usually for the cost of the policy deductible amount.

This is a great service that AAMHO recommends for you. To have your roof inspected at no obligation or expense contact:

**Dennis Heading**  
**480-687-8660**



## The most frequently asked question of AAMHO in recent months:

*Are landowners allowed to raise rent during the pandemic?*

**Answer:** Yes.

By the law the only requirement is that residents be given a written 90 day notice of the amount and date increase is to take place.



**Questions about what fair housing means and/or how it applies to you?**

**Reach out, we are here to help and answer your questions.**

**Or**

**Want to report housing discrimination?**

Different ways you can reach us.

1. Call SWFHC at 520-798-1568, press #3,
2. Call SWFHC at 602-218-6491, press #3,
3. TTY: 520-670-0233,
4. Email [Intake@swfhc.com](mailto:Intake@swfhc.com) or
5. Visit our website:

[www.swfhc.com](http://www.swfhc.com)



**Questions or Concerns about:**

- Support, Assistive, Therapy & Qualified Animals
  - **Disability Needs/requests**
  - Retaliation
- Issues with Housing

**We serve all Arizona communities and all our services are Free**



**ALL QUESTIONS OR CONCERNS ARE CONFIDENTIAL**



## **Rental Assistance & Eviction Moratorium Update:**

From Lobbyist Assistant Zach Tretton

In March, Governor Ducey issued an Executive Order delaying the enforcement of eviction action orders for renters impacted by COVID-19. The state order expired on Saturday, October 31st, but the federal Centers For Disease Control and Prevention's eviction moratorium remains in place through the end of December, 2020. If you are in need of federal assistance to remain in your home, you can find how to qualify and all appropriate forms [here](#).

At the end of October, Governor Ducey announced an additional \$2 million (in addition to the \$5M already allocated) to expand available rental assistance programs. Details on applying for funds can be found via the [Arizona Department of Housing's Rental Assistance Program](#). According to the Governor's office, there is approximately \$50M still available statewide through city, county, and non-profit programs. To access these rental assistance programs throughout the state, please click [here](#).

## **State Legislative Update:**

The expected "blue wave" did not come to fruition at the Arizona State Legislature. While there are two races still too close to call, it is expected that Republicans will once again control both the House and Senate by narrow margins.

Both Senate had House Republicans have voted on their leadership teams, with the Senate re-electing President Karen Fann (Prescott), Majority Leader Rick Gray (Sun City), and Majority Whip Sonny Borrelli (Lake Havasu) to lead their caucus in the Senate and Speaker Rusty Bowers (Mesa) will return to lead the House Republican caucus with new leadership team members Representatives Ben Toma (Peoria) and Leo Biasiucci (Lake Havasu) to serve as Majority Leader and .

Majority Whip respectively. Senate and House Democrats opted to delay their caucus leadership elections until all ballots were counted and the races finalized.

For a full list of up to date election results, please visit the Arizona Secretary of State's website or by clicking [here](#). Additionally, though the Arizona Legislature's website will take some time to update the information for the newly elected Senators and Representatives, you can find your district and legislators' information [here](#).

**PROPOSED BILL FOR NEXT LEGISLATIVE SESSION:** Below is the proposed legislative change in language regarding Caregivers:

**Be it enacted by the Legislature of the State of Arizona:**

**Section 1. Section 33-1413.03, Arizona Revised Statutes, is amended to read:**

### 331413.03. Caregivers

~~A resident may have one person at least eighteen years of age occupy~~ PURSUANT TO STATE AND FEDERAL FAIR HOUSING LAWS, A RESIDENT WHO HAS A DISABILITY, AS DEFINED IN SECTION 41-1491, MAY HAVE A PERSON OR PERSONS 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,~~ PERSONAL CARE OR SUPPORTIVE SERVICES, IF SUCH SERVICES ARE NECESSARY TO AFFORD THE RESIDENT WITH A DISABILITY EQUAL OPPORTUNITY TO USE AND ENJOY THE DWELLING. ~~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~~ PERSONS rendering LIVE-IN HEALTH care, PERSONAL CARE OR SUPPORTIVE SERVICES. The ~~person~~ PERSONS rendering HEALTH care ~~has,~~ PERSONAL CARE OR SUPPORTIVE SERVICES HAVE no rights of tenancy, and any agreement between the resident and ~~person~~ PERSONS rendering HEALTH care ~~in no way modifies,~~ PERSONAL CARE OR SUPPORTIVE SERVICES DOES NOT MODIFY any term or condition of the rental agreement between the landlord and tenant. The ~~person~~ PERSONS ren

dering HEALTH care, PERSONAL CARE OR SUPPORTIVE SERVICES shall comply with the rules and regulations of the mobile home park.  
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#### Second most frequently asked question in recent months:

*Why are residents in 55+ communities being allowed to have under 55 year old children and grandchildren living with them?*

**Answer:** COVID 19 has created many new circumstances that make it difficult for managers to enforce all restrictions. Extenuating situations that involve lost jobs and the inability to maintain separate residences have caused older parents to step up to the plate to keep children and grandchildren housed. AAMHO urges patience during these unprecedented times and we seek to meet the needs of many in unfortunate circumstances.



Recently AAMHO received a question from a resident needing a railing for assistance from her home to her driveway. Although willing to pay for installation, her request was denied. AMMHO referred her to Southwest Fair Housing. (SEE BROCHURE IN THIS NEWSLETTER). Her railing is currently being installed.



# 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>\$336</b>	<b>\$372</b>	<b>\$406</b>	<b>\$487</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



**Google Rating of 4.8**

*\*as of 9/24/2020*



**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.