

AAMHO CONNECTIONS

FEB & MAR 2021

Happy New Year, 2021!



CHANGE IS GOOD!!!

Please note our new AAMHO mailing address:
2753 E. Broadway Rd, 101-443
Mesa, AZ 85204

Our phone and email remain the same:
Ph: 480-966-9566 or 1-800-221-6955;
E-mail: info@aamho.org; Website: www.aamho.org

Your AAMHO Board of Directors has been working diligently
from their homes over the last several months ...
“ZOOM” has provided us with a safe vehicle to communicate!

Serving the needs of our membership remains our primary goal.

We will continue to work remotely with parks throughout Arizona
and look forward to renewing personal contacts when the crisis subsides.

AAMHO thanks you for your patience and we look forward to your support in 2021!

"Co-Operation Not Confrontation"
Eileen Green – AAMHO President

The effects of the C-19 Pandemic have caused additional hiccups to our routines:

- ❖ No Annual Statewide Meeting can/will be held this February 2021
- ❖ No Manager's Certification Class nor AAMHO Board Meeting in February 😊
- ❖ Current available Officers will stay in place
- ❖ Membership Recruitment is ongoing
- ❖ Legislative Monitoring is a constant, pro-active need and ongoing
- ❖ Tightening our budget & expenditures will also effect some changes...

Capitol News: Janice Burnett, Legislative Liaison

The Arizona Fifty-Fifth Legislature First Regular Session is moving forward reviewing and discussing proposed bills. AAMHO works as your “eyes, ears, and voice” in this arena!!!

As you may recall, due to the COVID-19 public health emergency, the Arizona Legislature adjourned session early in 2020 – *with many bills still pending* – including [our] AAMHO bill which would have updated state statutes to better ensure manufactured/mobile home residents are provided appropriate accommodation when in need of caregiver assistance.

AAMHO is re-introducing the “caregiver” bill this year in both the House and Senate. **House Bill 2382 (mobile home parks; caregivers)** has been introduced by Representative Blackman. **Senate Bill 1259 (mobile home parks; caregivers)** has been introduced by Senator Mesnard and it is identical to the House Bill 2382. Of course, AAMHO supports both bills!

It is critical your legislators (*House and Senate*) hear from **YOU** directly regarding the importance of passing the manufactured/mobile home caregiver bill this year. This legislation has been a work in progress for many years and reflects consensus between AAMHO, park owners, and the William E. Morris Institute for Justice. There was no opposition to the bill last year and it received near unanimous passage (*58-1*) in the House of Representatives prior to being held in the Senate, as a result of the pandemic and sudden adjournment of the previous legislative session.

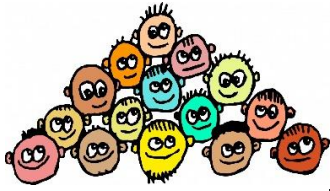
Let your legislators know that during this unprecedented health crisis, it is important to ensure manufactured homeowners with disabilities who require caregivers are afforded all the rights provided to them under state and federal fair housing laws. **House Bill 2382** includes several important updates to the current law, including:

- ✓ Adding references to state and federal fair housing laws and cross references the definition of “disability” in statute.
- ✓ Allows for multiple persons to serve as caregivers to residents (*accounting for different shifts, days off, etc.*) consistent with federal law.
- ✓ Removes the “temporary” language requirement as some of these residents may need care that is beyond a “temporary” nature.
- ✓ Expands health care to also include personal care and supportive services if such care is necessary to afford the disabled resident equal opportunity to use and enjoy the dwelling.

Visit the www.azleg.gov website to locate your district, your legislators, and contact your legislators today! **House Bill 2382** is crucial to ensuring manufactured/mobile home residents are afforded the rights to caregivers they may need. Check the AAMHO website for legislative updates.

“NO MAN’S LIFE, LIBERTY, OR PROPERTY ARE SAFE WHILE THE LEGISLATURE IS IN SESSION.”
(Quote generally attributed to either Mark Twain or Gideon J. Tucker.)

Remember the number one benefit of working from home is the short commute!



From the Membership Director: *Let's Double Membership!*

We are well into the New Year and looking forward to new beginnings. With the COVID-19 pandemic we have certainly had to make a lot of adjustments. Daily we are answering calls and trying to assist members with their issues. The most important need at this time is signing up more members. A larger membership is needed to show Legislators and Park Owners that we need each and every law within the Landlord & Tenant Act to protect our rights while living in a manufactured home on rented land.

At the present, I am unable to meet you in your Parks, I need you to contact me for application blanks informational articles and business cards so you have phone numbers to contact me. I will provide you anything you need by mail or deliver it. To make this work, I need all of your help. AAMHO/AEMPRO are here to educate you on the laws, and your rights and obligations.

Once you are able to have guest speakers in your park I would love to come and talk to residents. Most new residents and several of the long-time residents do not have a clue what AAMHO is about. I will make every effort to attend every park I am invited to.

Let's make 2021 something to remember. I plan to attend all of your parks, meet lots of great people, answer questions and educate the Manufactured Home world. "Hoo-Rah!", as the Marines would say. We are going to conquer our world.



Pat Schoneck, Membership Director 520-404-4539; pschoneck@juno.com
Membership doesn't cost – It pays! Please Remember to Renew Yours!
\$35.00 for 1 year or \$60 for 2 years!

Joining AAMHO is not joining a Club. Memberships contribute to the strength and stability of a working association dedicated to the preservation of the home ownership rights and protections under the statutory laws while residing on leased land.

AAMHO is for ARIZONA! It is not just for my park community.



AAMHO is the Link to the Arizona Legislature.

Lily Tomlin once said, "We're all in this together ~by ourselves!"

Around AZ - District Observations: Pat Schoneck



District One is vast covering all of Mesa and the edge of Apache Junction, which includes over 90 active parks. Pat Sunia could use help!

Help Wanted! Districts 2, 3, and 7 do not have Directors. Help is Needed!

- Dist **2** Covers Apache Junction, Coolidge/Florence & Gold Canyon;
- Dist **3** Covers Phoenix, Glendale, Peoria, Wickenburg, Goodyear. El Mirage & Surprise;
- Dist **4** Covers Tucson, Casa Grande, Green Valley, Benson & Sierra Vista;
- Dist **5** Cottonwood, Camp Verde, Bullhead City, Kingman, Prescott, Sedona, Star Valley;
- Dist **6** Covers Yuma, Eherenberg, & Quartzsite;
- Dist **7** Covers Chandler, Tempe, Scottsdale & a bit of E Phoenix.

So, you see we are spread quite thin, considering many cities are distant from each other in each District! Becoming a District representative is easy, educational and fun! You could help by answering calls, speaking at [future] meetings and enlisting members ~ it is most rewarding helping others! Someone was always there for us!

Membership: Many residents don't have a clear understanding of what AAMHO does for them, when we/you can have guest speakers give me a call and I will set a date to come to your community. Membership contributes to the strength of the Association. Learn the laws* and how to properly use them to your best advantage.

If you like to socialize and meet with people all over the State, we need you need to get involved in Membership. Warm handshakes, a smile and a lot of knowledge* about the importance of AAMHO goes a long way. (However, pay is lousy! -har)

Do you like to picture things colorful, artistic and educational? Well, AEMPRO is looking for someone to make this program for education stronger. A Secretary is also needed for quarterly meetings. Contact: Pat Schoneck 520-404-4539 or pschoneck@juno.com .

* AEMPRO News



If you think EDUCATION is expensive, try IGNORANCE !

Learn your rights & responsibilities here at AEMPRO.org ! Association for the Education of **M**anufactured, **P**ark **M**odel, and **RV** Home **O**wners, has taken on the EDUCATION ROLE previously covered by AAMHO. As a kindred Education based association, AEMPRO can receive donations [federally tax-deductible] as an (IRS)501.C-3 designate. Since AEMPRO has no dues, donations are its only source of funding for Course Development and Delivery, other than a nominal fee for the attendee's course materials.

DO YOU KNOW...?

*ARS 33-(Ch 11) 1404 thru 1501 Arizona Mobile Home Parks Residential Landlord and Tenant Act, was enacted into the Arizona Revised Statutes in 1987.



FYI: The purpose and benefits of a current Rental Agreement or Lease; elements & key points follow in excerpts of the LTA, below):

Nutshell: When your initial lease expires, it is EXPIRED -done; your tenancy is then "month-to-month"! Without a current, 12-month lease, the landlord may raise your rent with 90-days' written notice (every 3 months) that could be 4 times per year. Not that they would, but it is within the law. Recourse? Request a new rental agreement, ASAP!

ARS 33-1413. Terms and conditions of rental agreement

A. At the beginning of the tenancy, a signed, written rental agreement must be executed by the landlord or designated agent and a tenant. The rental agreement shall be executed in good faith by both parties and shall not provide for the waiver of any rights given to either party by other provisions of this chapter. The rental agreement shall be for a specific period and shall include:

1. The amount of the rent.
2. The amount of any security deposit.

B. If the landlord and tenant agree to the term of the rental agreement, the rental agreement may be for any term. **If the landlord and tenant disagree on the term of the rental agreement, the rental agreement shall be for twelve months.** The initial term of a rental agreement may be for less than twelve months if the reason is to ensure conformity with a standard anniversary date. Any written rental agreement shall have all blank spaces completed, and executed copies of the written rental agreement shall be furnished to all parties within ten days of execution.

C. The rental agreement may include conditions not prohibited by this chapter or other rule of law governing the rights and obligations of the parties.

D. The landlord shall attach to the rental agreement a statement signed by the prospective tenant acknowledging receipt of:

1. The disclosures required in section 33-1432.
2. A current copy of this chapter as prescribed in section 33-1432.
3. A current copy of the rules or regulations adopted pursuant to section 33-1452.

- And there's more to read ... (ARS 33-1413 Continues...)

G. Notwithstanding any provision of this article to the contrary, **upon the expiration or renewal of any rental agreement, the landlord may increase or decrease the total rent or change payment arrangements. The landlord shall notify the tenant in writing by first class or certified mail or by personal delivery at least ninety days prior to the expiration or renewal of any rental agreement of any such increase or change.** Nothing in this subsection requires a landlord to provide cause for any change in rent if the landlord complies with notice requirements.

H. On expiration of a written rental agreement for a specified term or written renewal of a rental agreement, tenancy is on a month-to-month basis unless the landlord, its designated agent or the tenant requests a new written rental agreement. If the landlord

and tenant agree to the term of the rental agreement, the rental agreement may be for any term. **If the landlord and tenant disagree on the term of the rental agreement, the rental agreement shall be for twelve months.**

I. In addition to any other rental provisions, the landlord is entitled to a rental increase effective at the expiration or renewal of any rental agreement or effective immediately if so provided in a written rental agreement to compensate the landlord for actual costs of insurance, taxes and rate increases for utilities, which shall be substantiated by the landlord in writing to the tenant. ...” (There is more to this section.)

If you are in an **RV Park/Resort**, see: ARS 33, Ch 19: **Arizona Recreational Vehicle Long-Term Rental Space Act**; Revised and Updated with laws in effect as of August 3, 2018.



DISCLAIMER: Information provided herein serves only to educate, offer resources to AAMHO Members and offer alternatives toward [potential] conflict resolution. Any perceived recommendations do not constitute any form of legal advice. AAMHO has NO provision for legal services.



Do you Itemize deductions on your State & Federal Income Taxes?

Tax Claim Form AZ 201 Pro-rates property taxes from annual rents paid for folks who itemize deductions for AZ State & IRS income taxes. You must ask park manager/owner for the AZ Property Tax Claim Form 201 – they are obligated to provide it. More info at: <https://azdor.gov/forms/individual/renters-certificate-property-taxes-paid-form>



The excerpt below was received in a holiday greeting. Enjoy! ~Editor

“Every morning is a new beginning; however the beginnings of a New Year seem to be more impressive. The discussion was about the year 2020 having been very difficult. The message was, ‘We may have been bent and broken but hopefully we are being reshaped into something better than if we hadn’t met the challenges of today’.

While waiting for the meeting, I watched families, teens and their parents arrive all with masks, sitting far apart from each other and the sanitizing of hands. I couldn’t help but watch the obedience of the children. They were learning and seemed to understand that something very important was happening, that they were part of something of great significance and they needed to do their part.

I can’t help but relate what the children are experiencing now to what my brother, sisters and I experienced as young children during Pearl Harbor and World War II. I didn’t totally understand what was going on but I did know there were things I needed to do to help and not complain. As I think about that war time I can see benefits and learning that has helped me be me. As we go through this time of being ‘bent and broken’ it is my wish for all to find the ‘reshaping for the good’ that can come to us all.”

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	\$336	\$372	\$406	\$487

**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 01/13/2021*



**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



Ph: 480-966-9566 or 1-800-221-6955

New AAMHO Mail-only address:

2753 E. Broadway Rd, 101-443; Mesa, AZ 85204

Website: www.aamho.org E-mail: info@aamho.org;