

ASSOCIATION OF MANUFACTURED HOME OWNERS

OCTOBER – NOVEMBER 2021

CONNECTIONS



AAMHO Website: www.AAMHO.org | Email: info@aamho.org



“AUTUMN LEAVES OF RED AND GOLD

START TO FALL...”

The temperatures also start to fall; as we welcome our Snowbirds back; other birds and bats come and go – the change of the seasons is most refreshing! With many changes some things must alternatively remain constant – such as our vigilance to maintain and strengthen our protective “*RESIDENTIAL LANDLORD & TENANT ACT FOR MANUFACTURED HOMES IN PARKS COMMUNITIES*”, aka: LTA, for short. The very reason for AAMHO – and YOU!

Without YOU the Members, AAMHO would not nor could not exist. We need each other! The AAMHO board is made up of members just like you, and we as volunteers, have everything to gain or lose also, just like you. We ask you to help us bring in new members and help out on the board as well. Everyone has something worthwhile to contribute! The old adages are ever true.

There is strength in numbers. A few voices can get lost in the crowd. A member remembers when AAMHO membership was 20,000 members strong – those members’ voices were heard! Perhaps apathy or complacency have replaced our numbers?

Many hands make light work. When everyone contributes, the host/cook can enjoy the meal too! Please offer your assistance! Knowledge is empowering!

Complacency? Apathy is Consent. With so much distracting “noise” around us it is difficult, at times, to remember that the LTA, our rights protections and obligations are only 33 years old.

Cooperation not confrontation – Let’s look for solutions and accommodations where ever possible. Kindness and respect seem to be rare commodities these days, especially since this past and somewhat current Covid year(s), has made many [of us] impatient or cranky -or both.



MEMBERSHIP FOR A SPEAKER IN YOUR PARK, CALL *PAT SCHONECK: 520-404-4539*

Snowbirds will be flocking in soon. Time to set up a speaker for your coffee hours and meetings, so the new residents can learn what AAMHO is all about. We have some new faces on board, new ideas and are ready to go.

Senior Citizens have always looked for reasonable housing to retire in.

And Families, too -perhaps they're not ready to retire, but still need affordable housing.

Manufactured Home Parks became a good investment and provided you with a variety of activities in friendly communities where you can know your neighbors. The Residential Landlord Tenant Act was established and has improved every year protecting your rights. AAMHO is the association which provides the Lobbyist who reads every law coming before the legislature each year to see that no one takes away a law that protects you on rented land. AAMHO is also watching for laws that would be harmful toward Senior Citizens.

Everyone living in a manufactured home needs to stand up and join. Only one percent of residents belong, thus legislators and park owners have all of the power. YOU need to talk to your neighbors, friends in other parks, everyone you know to make people understand that if AAMHO's Lobbyist cannot keep fighting for your rights, no one will. Each year Park Owners could choose a law to drop giving you less and less protection. Soon our protections could disappear. Legislators who live in site-built homes do not have any idea what your needs are. Remember that for \$35 a year (\$60 for 2years), which is less than 10 cents a day, AAMHO is out there guarding your rights for you.

With big corporations buying up the parks, rents are rising, stronger rules and regs have been established. AAMHO can not address some of these issues with only a few members, it takes a stronger backing. There is power in numbers. Please share the importance of AAMHO to everyone you know. I will come to your park to speak and work with residents all over the state. Give me a heads up. Pat pschoneck@juno.com



AEMPRO

ASSOCIATION FOR THE EDUCATION OF MANUFACTURED, PARK MODEL, RV HOME OWNERS (AEMPRO) is the sister association to AAMHO, is looking for educators who would like to work with park communities for the education of the Landlord Tenant Act (LTA) workshops.

Finding the solutions to our problems can sometimes be like getting into a new rental car and you can't find where the "key" goes or where the switch is to open the gas-filler door! Once you have a walk-thru exercise, the drive experience gets a lot better!

The same thing happens when we relocate into a manufactured home park community and find ourselves with a new set of rules... some of the rules are clearly defined and some are harder to find! Enter the "ARIZONA RESIDENTIAL LANDLORD & TENANT ACT FOR MANUFACTURED/MOBILE HOME AND RV PARKS" (LTA).

For folks new to this residential “lifestyle” the LTA is made available in an easy to follow two-hour workshop* in which the rest of the rules are laid out and explored. Important to note is that the statutes (rules) in the LTA are equally applicable to the residents/tenants as well as to the Managers/Landowners. Therein lies the rest of the story: once we know or understand who is responsible for what, when and to whom, the livin’ is a lot easier!

Most of our anxiety occurs when we realize that we don’t know what we don’t know!

The workshops are presented by AAMHO’s team of dedicated volunteers who are devoted to helping solve problems, hopefully before they occur. But in any case, sharing and understanding the underlying laws pertaining to this lifestyle is beneficial.

*To request a meeting or workshop in your park community, please call the AAMHO Office at (480-966-9566 or 800-221-6955) to schedule.



BLAST FROM THE PAST MARY ALICE, DIST 4 DIRECTOR

“WRITTEN RENTAL AGREEMENT OR LEASE by: Jerry Shumate, Dist 6 Director – (June/July 2018)

ARS §33-1432 – Landlord obligations: Disclosure of written rental agreement (Excerpted)

A. The landlord or any person authorized to enter into a rental agreement on the landlord's behalf shall disclose to the tenant in writing before entering into the rental agreement each of the following:

1. The name and address of person authorized to manage the premises
 2. The name and address of the owner of the premises
 3. If applicable, the name and address of a person authorized to act for and on behalf of the owner for the purpose of process of service and for the purpose of receiving and receipting for notices and demands.
 4. For a prospective tenant on an initial rental agreement, a written statement that shows the rent increases for three full calendar years immediately preceding the initial rental agreement date...
- B.** The information required to be furnished by this section shall be kept current and refurnished to the tenant on the tenant's request...
- F.** Each tenant shall be notified in writing at least ninety days prior to a rent increase by first class or certified mail or by personal delivery. ...
- H.** The landlord shall make available a concise written summary of the Arizona mobile home parks residential landlord and tenant act ... and that includes any legislative changes made in the preceding year. The summary shall include where a complete copy may be obtained...

ARS §33-1413 – Terms of rental agreement (Excerpted)

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

1. The amount of rent. 2. The amount of any security deposit.
- B.** All blank spaces must be completed.
- C.** It may include conditions not prohibited.
- D.** The landlord shall attach a signed statement acknowledging receipt of: disclosure required in section §33-1432; a current copy of the LTA Summary; and a current copy of the adopted rules or regulations.

G. On expiration of a rental agreement landlord may increase rent with ninety days written notice.

H. If the landlord and tenant disagree on the term of the rental agreement, it shall be for twelve months."

For more information about your rights and obligations under the LTA, a current copy approved by the Director of Housing, will be available on www.AAMHO.org website after Nov 1,2021.



OUR SINCEREST APPRECIATION!

Special gratitude goes to our distinguished member, Carl Cross, for annually preparing and updating the entire ARIZONA MOBILE HOME PARKS RESIDENTIAL LANDLORD AND TENANT ACT. This task requires many dedicated hours. Our AAMHO website www.aamho.org is proud to contain the full version, effective November 1,2021.



AAMHO BOARD CHANGES

We are pleased to introduce you to the new **District 4 Director, Mary Alice Theroux**. Mary Alice has been a member of AAHMO for approximately 15 years. She assisted Bob Lamb in membership for Villa Capri MHP in Tucson.

Mary Alice is dedicated to the protection of our rights (LTA) as property owners on rented land. She is especially anxious to meet the people in District 4 park communities, and is looking forward to having in person meetings as soon as possible. If you have a question or concern or just want to say hello you can reach her by phone at 520-488-6702, or by e-mail, address is: mathe42@yahoo.com.

Kody Newland resigned as Vice President, stating he no longer owned a Manufactured Home making him ineligible to serve. He has been involved with the association since 1983. He says he stands behind the association and to contact him at any time.

We are sorry to announce that President Eileen Green tendered her resignation on Sept 17th. Eileen has contributed a great deal to AAMHO developing the LTA classes and teaching Managers Certification. She has put in many hours answering calls and giving her all. Legislative Director Janice Burnett has also resigned. Both resignations were effective immediately and were accepted by the Board of Directors.

Motion was made at the meeting for Pat Schoneck to serve as President until the end of the vacated term. Members to fill the board vacancies will be slated for the Oct. 15th board meeting. If you would like to serve, please contact Pat Schoneck.



Why do I feel like a kid at heart and a senior citizen at knees and back ?

COMPARE AND SAVE!

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

COVERAGES

	\$40,000 ^{Single Wide}	\$50,000 ^{Single wide}	\$60,000 ^{Single/ multi wide}	\$80,000 ^{Single/ Multi Wide}
Manufactured Home				
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	\$386	\$422	\$456	\$537

**Payments above are sample quotes; your specific policy may be different.* Rates Effective 11/01/21 and subject to change.

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 09/16/2021*



**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



GOLDEN CHEESE DOLLARS

Ingredients

- 6 oz sharp Cheddar, grated (1½ C)
- 1 tsp Tabasco Sauce
- 1 tsp Garlic powder
- 1 C unbleached All-Purpose Flour
- ¼ C Poppy seeds or toasted Sesame seeds
- 6 Tbsp Butter, softened

Preheat oven to 400°F. Coat baking sheet with cooking spray.

Combine in food processor cheese, butter, Tabasco and garlic powder. Add flour and process until mixture forms ball. (Alternatively, blend with electric mixer.)

Divide dough in half. Shape into two logs, each about 1¼ inches in diameter. Roll logs in poppy seeds or toasted sesame seeds to coat. Wrap in plastic wrap and refrigerate for at least 30 minutes, or until firm.

Cut logs crosswise into ¼"-thick slices. Place on prepared baking sheet, pressing ridged pattern in top of each with tines of fork if desired.

Bake for 10-12 minutes, or until golden. Transfer to wire rack to cool.

From: AAMHO "CONNECTIONS"

(Mailing address only)

2753 East Broadway Road, 101-443

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Phone: (480) 966-9566 or (800) 221-6955

Website: www.aamho.org

TO:

Or Current Resident