

ARIZONA ASSOCIATION OF MANUFACTURED HOME & RV OWNERS

APRIL – MAY 2022

AAMHO CONNECTIONS AEMPRO



AAMHO Website: www.AAMHO.org | E-mail: info@aamho.org



Together We Are Stronger



PRESIDENTS MESSAGE

While I am very sorry that we had to cancel the Annual Meeting, registration was low as members are still uneasy meeting in large groups. Next year hopefully there will be no pandemic and everyone wants out of the house to attend a fun and informational event. Things with AAMHO remain very busy.

Some great things are happening! For the first time in several years, we have a full board of directors. We have had an education meeting for the whole board so everyone is up to date in the many changes going on in the parks and legislation.

ASU and the U of A were approached to see if they could do something to get more Attorneys become familiar with the Mobile Home Parks Residential Landlord and Tenant Act (LTA). ASU has responded offering to see what they can do for us. In my experience over the past 12 years, it has been difficult to find any attorneys who are knowledgeable of the LTA to assist home owners with their issues. Attorneys familiar with the Laws were usually employed by Park Owners. We need the support of everyone living in a Manufactured Home to get help in every aspect of laws and Enforcement.

What we want to see is a huge increase in membership. Numbers count when voting for your rights. Prices have soared in rents and utilities. New owners and management companies are adding many things to your leases, rules and regulations. AAMHO is answering your questions 5 days a week and doing much research to assist you. Unfortunately, we are not able to stop some of huge raises and as you all know, everything has gone out of sight. We cannot hope to fight this without the support of many members. *(All references to the LTA are inclusive of the Long Term RV Act as well.)*

Everyone residing in a Manufactured Home should be a member of AAMHO! Our dues are still \$35 a year which is less than 10 cents a day, best is two years for \$60. Now I want you to understand we did not raise our dues while everything else went up.

The only way we can survive at this price is lots more members! We will mail you information, send a speaker to your park or do anything we can to help you bring membership up within your park. We are willing to come visit your park and speak at a meeting. AAMHO is here for you! ~Pat

For a Speaker in your park, call Pat Schoneck: 520-404-4539 -pschoneck@juno.com



HAPPY SPRING!



RETURN-MAILING ADDRESS ISSUES!

Please check the Membership applications or any literature on hand and make sure the address is 2753 E Broadway, 101-443; Mesa, 85204. Since our building was sold we are working remotely. We do not have an office per se, to go pick up supplies. Send an email to Connie: connie@aamho.org She will mail you what you need. When we have meetings we rent the conference room on McClintock. We are here for you and will answer all your needs. But make sure to use the Broadway address or call the AAMHO phone line which Connie answers Monday thru Friday 480-966-9566.



Summer Heat Related Deaths – by Patricia Solís, PhD

NOTE: This topic was planned for presentation at our March Annual State-wide AAMHO Meeting. Dr Solís graciously gave its text to AAMHO so that all Members would benefit!

Heat is the nation's number one weather related hazard and is responsible for more deaths in the US than other natural disasters like flooding, hurricanes or tornados. In Arizona, heat-related deaths are rising in the face of rising temperatures.

What's more, according to ASU research into public health records over the past decade, we have learned that people who live in mobile homes are disproportionately at risk. Despite that 5% of Maricopa County housing is in manufactured and mobile homes, up to 40% of indoor heat related deaths occurred in "trailer homes". This is due in part to the facts that many older models do not protect adequately from heat, location on hot pavement exacerbates temperatures, and many owners do not benefit from existing programs like city tree plantings, utilities programs for direct customers, or federal subsidies for electricity bills.

The researchers at Arizona State University's "Knowledge Exchange for Resilience" have been working to sort out the underlying causes of these trends, and convening to mobilize the stakeholders responsible to help remedy them. We have enjoyed a great working relationship with **AAMHO** since 2018, and we have also teamed up with colleagues at the University of Arizona to exchange data, ideas, and expand our impact.

However, the pandemic has made it hard for our team of students and professors to reach out to community members. Still, over the past year we have collected more ideas about what solutions may look like in terms of a wide range of options – from assessing building products that homeowners can purchase to ideas for park managers to implement to policy recommendations for local, state, and federal decision makers. A guidebook is now available for free download from this link at the ASU Library: <https://keep.lib.asu.edu/items/162992>

In addition, we were able to interview some residents and share the experiences of residents who live in mobile homes and manufactured housing in a documentary, which you can watch here: bit.ly/heatmobilehomes.

While this research has pushed for some short and mid term solutions* to begin to address this very large complex problem, there is still a lot of work to do.

Looking ahead, ASU researchers are continuing to work on new solutions. This coming Summer 2022, students and faculty are developing efforts like testing cool roofs and A/C efficiency on mobile homes with researchers in engineering; designs for park wide improvements with architectural design scholars; coding alert systems for residents who live alone, and better understanding of policy solutions with law students and faculty.

Meanwhile, as the summer fast approaches, we hope **AAMHO** newsletter readers will make note of what to do when things heat up again. The Maricopa County Public Health Department, winners of our 2022 Resilience Prize, have provided some life-saving tips here:

<https://www.azdhs.gov/documents/preparedness/epidemiology-disease-control/extreme-weather/heat/heat-illness-tip-sheet.pdf>

Got ideas for our team? Tell us at resilience@asu.edu.

* SHORT TERM:

The City of Mesa Fire Dept pivoted their summer outreach on heat, **distributing flyers and water** in 12 mobile home parks, reaching around 3,000 units and 8,528 residents;

The City of Tempe assessed data to **identify residents in distress**.

APS and SRP offered joint **workshops** for mobile home residents.

* MID TERM

42 ASU students worked with 12 mobile home park managers to design technical and policy solutions with the potential of impacting more than 5,000 residents.

Maricopa County Public Health Dept conducted health surveys of residents in a Phoenix “trailer park”.

SRP studied electricity use and filled eligibility gaps in utility assistance programming to reach to customers in manufactured and mobile home housing.

* LONG TERM

ASU **compiled discoveries** in a “Mitigation Guide for Heat Resilience of Mobile Homes”.

ASU mobilized partnerships in housing, human services, health insurance, and government sectors to design pilot programming.

A group of **24 stakeholder organizations** united to address the heat vulnerability of the over 72,000 households living in mobile homes in Maricopa County.

~Thank you, Patricia

Patricia Solís, PhD

Executive Director, Knowledge Exchange for Resilience, Arizona State University
Associate Research Professor, School of Geographical Sciences and Urban Planning
Senior Global Futures Scholar, Julie Ann Wrigley Global Futures Laboratory

Reference Guide: “Heat Mitigations – Solutions Guide for Mobile Homes”



*I met Dr. Patricia Solis at the 2020 annual meeting that was held in Tucson and introduced myself as the District 1 Director who covers Mesa. She took my information and said she would be in touch. Later she contacted me and I did some driving around Mesa and research on RV & Manufactured parks in West and East Mesa. This was during the Covid outbreak so I could not contact the offices, but I put together about 30 parks in each district with location, names, and phone numbers. I sent this information to Dr. Solis and her team made the selection of parks that they wanted to include. I was happy that I could help with their research as a representative of **AAMHO**.*

~Pat Sunia



The difference between stumbling blocks and stepping stones is how you use them.



Good News from the Legislature! How **AAMHO** Works For You!

SB 1257 Long-term Recreational Vehicle parks; Caregivers law was passed on Friday March 18th, and signed by Governor Ducey, making AZ law consistent with Federal law. This law becomes effective 90 days after the legislature adjourns, typically in August or September, 2022.

HB 2826 Proposed amendments to the existing law ordering mobile home inspections (ARS 28-2060), for all units older than 1976 were discussed but failed to move through the House of Representatives in the necessary amount of time. Therefore, it will be discussed through the summer and put in consideration for the 2023 legislative session. Additionally, many "Thank-You's" to Dana Paschke, AAMHO's voice to the Legislature!

VEHICLES TOWED FROM PARK COMMUNITIES

Growing concerns have recently arisen about vehicles being towed in various parks. After much research we found in statute ARS 9-499.05 that allows a "private towing carrier to tow, transport or impound motor vehicles from private property without the permission of the owner or operator of the vehicle by use of a truck or other vehicle designed for or adapted to that purpose." (The full text of this statute follows below.)

These parks must be posted with signs that state "guest parking only, violators will be towed at your expense". Or similar messages in accordance with the Parks Rules and Regulations. Be sure to read your rules and regulations as each park may vary. Depending upon their contract some carriers must be called by park Management, others have agreed to drive thru the park at any time and tow anything in violation. Private towing carrier is subject to the maximum rate or impounding services if the vehicle being towed from private property.

Everyone should look at your Rules and Regulations and be sure you understand them. Especially residents taking a trip or a seasonal resident/snowbird. Go to the office and let them know when you are leaving and returning. Make sure what you are leaving in your driveway is secure. Some of the *Rules & Regulations* we have read say, "...vehicle must be moved every 72 hours". Confirm these things with the Manager and if you are uneasy, write it up and both sign it.

We will be doing more research on this as we feel there may be some inconsistencies.



Pat Schoneck, AAMHO President



FOUR WORDS YOU DON'T WANT TO HEAR: **"I TOWED YOU SO!"**

"ARS 9-499.05. Authority to set rates for private towing carrier; notice of parking violations; violation; classification; definition

A. The governing body of an incorporated city or town may regulate the maximum rate and charge for towing, transporting or impounding a motor vehicle from private property without the permission of the owner or operator of the vehicle by any private towing carriers doing business within its boundaries. A private towing carrier is subject to the maximum rate and charge regulation prescribed by the city or town for all such towing, transporting or impounding services if the vehicle being towed or transported is towed from private property located within the boundaries of the city or town.

B. The owner or agent of the owner of the private property shall be deemed to have given consent to unrestricted parking by the general public in any parking area of the private property unless such parking area is posted with signs as prescribed by this subsection which are clearly visible and readable from any point within the parking area and at each entrance. Such signs shall contain, at a minimum, the following:

1. Restrictions on parking.
2. Disposition of vehicles found in violation of the parking restrictions.
3. Maximum cost to the violator, including storage fees and any other charges that could result from the disposition of a vehicle parked in violation of parking restrictions.
4. Telephone number and address where the violator can locate the violator's vehicle.

C. It is unlawful for a private towing carrier to tow or transport a motor vehicle from private property without the permission of the owner or operator of the motor vehicle unless such private towing carrier receives a request from a law enforcement agency or the express written permission from the owner or the agent of the owner of the property that has complied with the requirements of subsection B. The owner or the owner's agent shall either sign each towing order or authorize the tow by a written contract which is valid for a specific length of time. The private towing carrier may not act as the agent of the owner.

D. A person who violates subsection C is guilty of a class 2 misdemeanor.

E. This section shall apply only to services performed while a person is actually engaged in the activities of a private towing carrier.

F. The provisions of this section do not apply to abandoned or junk vehicles disposed of pursuant to title 28, chapter 11.

G. For the purposes of this section, "private towing carrier" means any person who commercially offers services to tow, transport or impound motor vehicles from private property without the permission of the owner or operator of the vehicle by use of a truck or other vehicle designed for or adapted to that purpose."

~Paid Advertisement~

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 <small>Single Wide</small>	\$50,000 <small>Single wide</small>	\$60,000 <small>Single/ multi wide</small>	\$80,000 <small>Single/ Multi Wide</small>
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

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 4.7

**as of 03/01/2022*



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



If you or someone you know feels as though they have been a victim of housing discrimination, or has witnessed housing discrimination, contact the Southwest Fair Housing Council by submitting a request [here](#) or by phone toll free at 1-888-624-4611 or TTY at 520-670-0233. Press option 3 for the enforcement department and someone will be in touch as soon as possible.



In an effort to respect the environment and all of our budgets, we must e-mail the AAMHO CONNECTIONS to all who have email addresses. This is the primary reason we request yours - Your membership in AAMHO is Confidential - never shared.

"AAMHO can't be the keeper of your rights" alone. We can help you but the responsibility to know the LTA protecting your rights is yours. We will fight on the legislative level and educational level, but it is up to all residents to participate. We must work together by encouraging your neighbors to also become AAMHO members! AAMHO's value: Arizona Mobile Home Landlord & Tenant Act, and the RV Long term Lease Act.

From: AAMHO "CONNECTIONS"

NEW Address- for MAIL only

2753 East Broadway Road, 101-443

Mesa, AZ 85204

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

Website: www.aamho.org

TO:

~Or Current Resident~