

# ARIZONA ASSOCIATION OF MANUFACTURED HOME & RV OWNERS

JUNE  JULY 2022

## AAMHO CONNECTIONS AEMPRO

AAMHO Website: [www.AAMHO.org](http://www.AAMHO.org) | E-mail: [info@aamho.org](mailto:info@aamho.org)



*Together We Are Stronger*



### ~ PRESIDENT PAT'S MESSAGE ~

AAMHO has been very busy the past 6 weeks working with ASU. Pat Solís, PhD/ASU, and her team have given us an overview of what they have accomplished in the recent past, with the study of extreme disproportion of heat-related deaths in mobile homes. ASU is looking to reduce heat related health issues and costs in Arizona parks. Their goal is to have the data affecting health & safety for people's lives, and, are willing to work with AAMHO. They requested access to various parks to meet with Mobile Home Owners with metal roofs. A Rep from a "3M Company" subsidiary (partnering with ASU in this continuing heat study) would check the roofs and explain to the residents how a new roof treatment could make a big difference in cooling a mobile home. The Rep explained the need to monitor temperatures for a few days prior to coating the roof; the need to continue monitoring the inside temps through the summer noting differences in cooling; comparing with last year's cooling bills in these particular homes.

We visited 6 parks in Mesa and were able to find adequate homes to try this. ASU will also speak to park Managers to make sure there are no objections to their using this product which is a unique reflective material that can only be applied to metal roofs. ASU will advise AAMHO of "test" results and effectiveness. Stay tuned - more to come!

ASU is also compiling a list of things that will help manufactured home owners reduce their cooling bills thru the summer. When this list is complete, AAMHO will be able to do an e-blast to all members with email addresses informing you of items that would be helpful and where to get them. Dr. Patricia Solís' team has published a book titled, "*Heat Mitigation Solution Guide for Mobile Homes*", as noted in the April-May "AAMHO Connections". As I attend meetings in your parks, I will bring some of these along.

AAMHO also reached out to **ASU Law**, who are doing some research for us on a number of areas of concern on the "Arizona Mobile Home Parks Residential Landlord Tenant Act" (LTA). The Act sets out the rights and responsibilities of mobile home park residents and the landlords (owners) of the parks, and provides the starting point for

dealing with any issues or concerns being faced by residents. ASU Law Faculty and students will be helping us provide answers to your most perplexing concerns so that home owners on rented land know their rights and get proper assistance. We are looking forward to continued work with ASU!

I am available to come to your park and talk about the benefits of AAMHO membership. Learning the laws and knowing how to use them is critical to each and every one of you living in your owned home on rented land. Our lobbyist has been working very hard this year with legislature and now as the session winds down, she will be working with us on needed law changes to present next year. We are answering four to six calls most days as we work with AAMHO members. Share the LTA with your new neighbors! So please keep your membership current and invite your neighbors to join! There is power in numbers.

Pat Schoneck, President  ~ 520-404-4539 -[pschoneck@juno.com](mailto:pschoneck@juno.com)

For a Speaker in your park, call Connie: Phone: (480) 966-9566 or (800) 221-6955. The only way we can continue without raising dues is by getting many more members! (\$35 per year, or \$60 for 2 years) We will mail you information, send a speaker to your park or do anything we can to help you bring membership numbers up within your park. We are willing to come visit your community. AAMHO is here for you!

*"Well, well, well ~ If it isn't the consequences of my own actions!"* 

**"Heir" this out! ~ Beneficiary Designation: ADOT**

Arizona Department of Transportation (ADOT) Motor Vehicle Division (MVD), can assist you to make sure there is a timely transfer of assets upon your death. You can transfer any assets titled with ADOT with a **"Beneficiary Designation"** form. This will allow your heirs (beneficiary) to change the title on your Mobile Home, Auto, Motor Home, RV, Park Model, Boat, or any asset that is titled by MVD/ADOT in a timely manner, to sell or insure the asset in their name. If the decedent's assets or their half of the assets, is less than \$75,000.00, you can also sign an **"Affidavit of Assets"** and change the title at the DMV, this is commonly done. If there are two owners check with ADOT or your legal advisor how to list the owners on your title. It is not always advisable to place your heir on the title, because if they have any court action, your assets could come into play.

If you have a will or trust you should be sure to discuss this with your advisor. The form number is: **96-0561** [www.azdot.gov](http://www.azdot.gov) . I have attached the form to this article. You should print and bring with you to the MVD, I am told not all offices know about this option. (Sample form follows, next page.)

Mary Alice Theroux, Director; AAMHO District 4



Motor Vehicle Division

95-0561 R03/22 azdot.gov

Clear

### BENEFICIARY DESIGNATION

For Vehicle Title Transfer Upon Death

- If the current title is electronic, this form may be submitted alone.
  - If the current title is paper, this form must be stapled to and presented with the current paper title.
- Void if altered or erased.**

I am the sole owner of the motor vehicle described as follows:

*(The Beneficiary Designation is only applicable if vehicle is owned by one person)*

Vehicle Identification Number	Year	Make	Title Number

I designate that this vehicle be transferred upon my death, to:

Beneficiary Full Legal Name (first, middle, last, suffix)	Date of Birth (optional)	Legal Status *

This document is provided pursuant to Arizona Revised Statutes 28-2055(B) for the purpose of designating a beneficiary as named above.

I release, discharge and agree to hold harmless the Arizona Department of Transportation, Motor Vehicle Division from any and all liability which may arise by reason of any contest to the validity of the beneficiary designation(s) herein.

Owner Name (first, middle, last, suffix)	Owner Signature

Acknowledged before me this date.		Notary or MVD Agent Signature	
Date	County	State	Commission Expires

#### \*Legal Status

If you name two or more individuals as beneficiaries on this form, then the Legal Status box determines which signatures will be required for the named beneficiaries to transfer ownership of the vehicle, license plates and/or fees, to apply for a refund, or to record loan information in the future. Please indicate one of the following options in the box above:

**OR** Ownership is joint tenancy, with an expressed intent that either of the owners has full authority to transfer ownership, license plates and/or fees, or to record loan information. Names will appear on the title as in this example: JOHN DOE **OR** JOE ROSS  
Signature of **either party** will be accepted. Both signatures are not required.

**AND** Ownership is tenancy in common. Names will appear on the title as in this example: JOHN DOE **AND** JOE ROSS  
Signatures of **all parties**, if owned by more than one individual will be required. In the event of the death of an owner, the interest of the deceased owner must be handled by probate action, or by completing a Non-Probate Affidavit.

**AND/OR** Ownership is joint tenancy with right of survivorship. Names will be on the title as in this example: JOHN DOE **AND/OR** JOE ROSS  
Signatures of **all parties**, if owned by more than one individual will be required, **if all are living**. Upon proof of death, the survivor may sign alone.



HOT TOPICS! Of course, it's Summer in AZ, right?!



## IT'S HOT OUTSIDE!

Extremely hot weather can cause sickness or even death.

**STAY COOL.** Stay in air-conditioned buildings as much as possible and avoid direct sunlight.

**STAY HYDRATED.** Drink plenty of water and don't wait until you're thirsty to drink.

**STAY INFORMED.** Stay updated on local weather forecasts so you can plan activities safely when it's hot outside.

### KNOW WHEN IT'S HOT!

Sign up to receive free weather alerts on your phone or e-mails from [www.weather.com/mobile](http://www.weather.com/mobile)



ADHS

[www.azdhs.gov/heat](http://www.azdhs.gov/heat)

## HEAT EXHAUSTION

- Heavy sweating
- Weakness
- Cold, pale, clammy skin
- Fast, weak pulse
- Nausea or vomiting
- Fainting

## WATCH FOR THE SIGNS

Seek medical care immediately if you have or someone you know has symptoms of heat sickness. Warning signs and symptoms vary but may include:

- High body temperature (104°F or higher)
- Hot, red, dry or moist skin
- Rapid and strong pulse
- Possible unconsciousness

## HEAT STROKE

Check on the **elderly**, or people aged 65 years or older, to make sure they are safe by staying cool, hydrated, and informed.

**People with a chronic medical condition** are less likely to sense and respond to changes in temperature. Also, they may be taking medications that can intensify the effects of extreme heat.

## FOR MORE INFORMATION

Arizona Department of Health Services  
Phone: 602-364-3118  
[www.azdhs.gov/heat](http://www.azdhs.gov/heat)

Centers for Disease Control and Prevention  
[www.cdc.gov/extremehat](http://www.cdc.gov/extremehat)

During an extreme heat event, check on at-risk friends, family, and neighbors at least twice a day. Encourage them to:

- Check on a friend or neighbor, and have someone do the same for you.
- Avoid using the stove or oven to cook.
- Wear loose, lightweight, light-colored clothing.

## WHO NEEDS SPECIAL CARE?

The elderly, people with a chronic medical condition, children, homeless or poor, outdoor workers, and athletes are most at-risk to heat sickness.

Most cities offer cooling centers or other air-conditioned shelter to the **homeless or poor** during times of extreme heat.

Never leave **infants** or **children** in a parked car.

Nor should **pets** be left in parked cars—they can suffer heat sickness too.



**Athletes and people who exercise** in extreme heat are more likely to become dehydrated and are more likely to get heat sickness.

- Limit outdoor activity, especially mid-day when it is the hottest part of the day.
- Schedule workouts and practices earlier or later in the day to avoid mid-day heat.
- Pace activity. Start activities slowly and pick up the pace gradually.
- Drink from two to four cups of water every hour while exercising. Muscle cramping may be an early sign of heat sickness.

**People who work outdoors** are more likely to become dehydrated and are more likely to get heat sickness.

- Drink from two to four cups of water every hour while working. Don't wait until you are thirsty to drink.
- Avoid alcohol or liquids containing large amounts of sugar.
- Wear and reapply sunscreen as indicated on the package.

## STOP

all activity and get to a cool environment if you feel faint or weak.

- Ask if tasks can be scheduled for earlier or later in the day to avoid midday heat.



This brochure provided courtesy of **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

*“The older I get, the earlier it gets late.”*

# “Heat and Health Inside Your Home”

By: Karina Martinez-Molina & Mark Kear, PhD, U of AZ

Heat affects everyone differently. Age, body type, gender, and our metabolism can play a role in how we perceive heat. Under extreme conditions our bodies cannot cool off. This can lead to illness and death – even if you stay inside. But heat-related illness and death are not inevitable, and research can help prevent them.

We are a team of researchers working to better understand the connections between heat, housing, and health in order to reduce heat illness and death in manufactured housing communities. Manufactured housing residents are disproportionately affected by extreme heat stress. In 2019, 40 percent of indoor heat-associated deaths in Maricopa County occurred in manufactured homes, despite accounting for only 5 percent of housing units. Our research aims to identify the determinants of “home thermal security,” which is the ability of a household to maintain a stable home temperature that is consistent with their basic health, social, and financial needs.

Last summer we partnered with manufactured home residents across Tucson to track home temperature over the hottest months of the year to understand both how well residents were able to control the temperatures of their homes, and how they adapted when they could not. Based on the temperature data we collected, participant households experienced three different levels of thermal security: low, medium- and high home-thermal-security. We categorized household based on a variety of factors, including their ability to (i) keep all the rooms in their home cool, (ii) cope with heat waves, (iii) manage large swings in day-night temperatures, and (iv) maintain temperature stability as it got hotter and more humid over the course of the summer.

Some residents were able to cope with the heat and maintain stable and comfortable temperatures in their homes that others. We are trying to learn what factors, such as cooling strategies, age, income, location, housing expenses etc., contribute the most extreme heat resilience and vulnerability in manufactured homes.

Some of what we've found so far is that low-home thermal-security does not necessarily mean a lack of cooling devices, we have some examples of moderate and high home thermal-security households who do not have any AC, and we have examples of households that are categorized as high Home Thermal-Secure and only have swamp-coolers. In other words, there is no one-size-fits-all strategy for dealing with extreme heat, and that is why it is so important to identify the possible factors that contribute to making manufactured residents more susceptible to heat.

While everyone's challenges and needs are different, we do have some general advice for coping with the heat this summer. First, stay hydrated and stay informed. Draw your blinds, use a fan, take cool showers and dress in light and loose clothing made from natural fabrics.

Plan ahead. Schedule activities in the coolest part of the day and avoid exercising in the heat. Drink more than usual and don't wait until you're thirsty to drink. If your home is not able to maintain a safe temperature (home warmer than 79F for sustained periods of time, but this varies from person-to-person and with health conditions), seek out cool buildings or reach out to community libraries, community centers or cooling centers, and the most important check on at-risk friends, family and neighbors.

**Resources:**

Cooling centers in Tucson:

- |                                       |                                       |
|---------------------------------------|---------------------------------------|
| Salvation Army Hospitality House      | Grace St. Paul's Episcopal Church     |
| Salvation Army South Community Center | Primavera Foundation – HIP Day Center |
| La Frontera RAPP                      | Sister Jose Women's Center            |

Heat related resources can be found on the City of Phoenix's Office of Heat Response and Mitigation: <https://www.phoenix.gov/heat/resources>  
National Weather Service: [Heat Risk](#)

**Utility assistance:**

- |                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <a href="#">Tucson Urban League</a><br>Address: 325 W 2 <sup>nd</sup> St<br>PPEP <a href="#">Emergency Services – Programs</a><br>weekdays<br>Address: 802 E 46 <sup>th</sup> St, Tucson<br>Pima County Community Action<br>Agency: <a href="http://pima.gov/UtilityBillsHelp">pima.gov/UtilityBillsHelp</a><br>Telephone: 520-724-2667<br><a href="#">Interfaith Community Services</a><br>520-297-6049 – 9 a.m.-1 p.m.,<br>Monday-Thursday | <a href="#">Portable, Practical Educational Preparation, Inc</a><br>520-770-2506 – 1 p.m.-4 p.m.,<br><br><a href="#">Salvation Army</a><br>520-795-9671 – 8-30 a.m.-noon;<br>1 p.m.-4 p.m., Mondays<br><a href="#">Primavera Foundation</a><br>520-395-6420<br>Ajo (Ariz.), ONLY:<br><a href="#">International Sonoran Desert Alliance</a><br>520-387-3570 – 9 a.m.-4 p.m., weekdays<br><br><a href="#">Chicanos Por La Causa</a> 520-882-0018 – 8 a.m.-5 p.m., weekdays |
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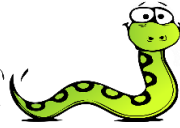
**Retrofit Programs:**

Weatherization assistance. Energy efficiency upgrades for qualifying customers.  
<https://www.tep.com/weatherization-assistance/>  
Arizona Department of Housing. Weatherization Assistance Program  
<https://housing.az.gov/general-public/weatherization-assistance-program>  
CHRP: Community Home Repair Projects of Arizona <http://www.chrpaz.org>

**Mark Kear, PhD**

*Assistant Professor / School of Geography, Development & Environment  
Affiliate Faculty / Graduate Program in Social, Cultural & Critical Theory  
University of Arizona; Tohono O'odham and Pascua Yaqui Territory*



Watch out for  while taking evening walks! Stay hydrated!



While AAMHO is diligently helping members solve current dilemmas, we are also being pro-active identifying difficulties looming on the horizon. We are looking at the current statutory language on Relocation matters, and in the coming months we will be drafting recommendations for our Lobbyist to take to the Legislature, as current provisions are now inadequate.

\* News of park community closings signals Relocation issues and requirements such as: Eligibility and Timelines to file for relocation funds; Obtaining necessary moving permits; Helping displacees find communities with available home-sites; Availability of names of authorized/licensed *Manufactured Home Movers* etc., are on our immediate agenda.



## You have received a 14/30 Notice ~ What does that mean?

It is imperative that YOU follow up on NOTICES from the landlord. You also must be sure you know what your Rules and Regulations say about your responsibilities. Standards for Living and, Rules and Regulations are park specific; AAMHO does not have access to what you signed or agreed on your rental agreements (leases).

The Tenants' responsibilities to maintain your space in the Landlord Tenant Act (LTA), are stated in ARS 33-1451 A, and, ARS 33-1377.

The Landlords' responsibilities are stated in ARS 33-1434 and ARS 33 1473.

In the LTA you will find what is not allowed, or what exempts existing residents from rules changes, that was not in one's INITIAL rental agreement. ARS 33-1452 A-M

"14/30's" are typically given when a resident has repeatedly been in violation of the rules and regulations three times in a 12-month period. It can begin the EVICTION process; usually brought on by the resident not complying with the notice given after inspection of the lot or, the resident not communicating with the landlord in how the requested action can be completed and/or, if more time is needed.

If you do not complete the work within 14 days, or arrange a time frame to complete the work with the landlord, you can be EVICTED within 30 days. This is your official notice, according to the LTA: ARS 33-1476.

Mary Alice Theroux, Director, AAMHO District 4

*"Talk to the lock ~ Communication is the key." -T. Shirt*





## NEW DIRECTOR ON THE AAMHO BOARD!



Welcome! Kath Noble:

“My career has been in teaching and in volunteer training and support, in private and public schools and in small and national organizations. I love to write, plan and organize, then put things into action. I understand how to use most social media, love my Apple devices but Excel remains a mystery to me and always will. I love to problem-solve and to help others. Sometimes my mouth goes faster than my brain but I will try to control it while working on the Board!

I have experience in Arizona in working with members of the State Legislature and testifying before various committees as an advocate for legalizing car-share businesses like Uber and Lyft and as a gun safety expert on safe storage as part of Moms Demand Action for Gun Sense. I have been interviewed about 9-10 times and appeared on the news, in newspapers and had many Letters to the Editor published in Arizona. I love to research things and share my findings. I will be working on updating a list of parks in Arizona, types and numbers of homes, rent amounts, amenities, etc.

Looking forward to learning more as the Park Model Director with AAMHO.”



## NEW DIRECTOR ON THE AAMHO BOARD!

Welcome! John Hoppin

“I was a mid-level manager at SBC (AT&T-Pacific Bell) doing service analysis for High-End Data Customers when I retired. It was a 31 year career there with 20 of it in the CWA-Union and 11 in management. I then went to work with an Independent Telco called Alligent Technologies for about 4 years as an operations manager responsible for two main telecommunications switches in Sunnyvale and Sacramento California. I also have extensive training in process improvement and quality of work life processes from my days at AT&T. I retired in 2005.

I lived in San Jose, California from 1963 to mid-2012 when my wife and I sold our home and bought an RV and traveled the country for nearly 7 years to minor league baseball parks around the country and Canada and wrote two coffee table type books about the family fun in minor league baseball. Both books were well received by the baseball community. We lived in the RV full time here in Apache Junction from 2012 to 2017 (one winter spent in Florida) and then bought a Manufactured Home in the Apache Junction area and continue to live in this same community. I like to golf and as a former college baseball umpire I still umpire adult and youth baseball here in Arizona the fall and winter months. I have been a baseball umpire for nearly 30 years. And I am currently the buyer for our Residents Association here at our park.”

\* \* \* \* \*

“If you don’t know where you’re going, you might end up somewhere else!” -Yogi Bera



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 offer educational workshops, but it is up to all residents to participate. Help us help you by encouraging your neighbors to join AAMHO! This is not a social club! AAMHO's Value: LTA: AZ Res. Mobile Home Landlord & Tenant Act and, 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](http://www.aamho.org)

TO:

~Or Current Resident~