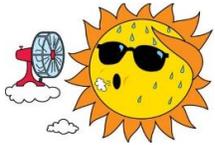


# ARIZONA ASSOCIATION OF MANUFACTURED HOME & RV OWNERS

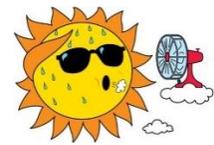
AUGUST  SEPTEMBER 2022

## 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 ~

*Fall is just around the corner and snowbirds will be flocking back soon. We need to take a strong stand, knowing what is in our leases, rules and regulations and understanding the Landlord Tenant Act. Schedule a meeting and invite AAMHO to come discuss the laws, or have an LTA\* class. Every resident in Manufactured Home/Park Model/RV Park needs to understand the laws and work together as a community to have full benefits. A scattering of 5 homes within a park does not have the impact of 60 to 70% of the residents working together. \*AZ Residential Landlord & Tenant Act for Manuf. Homes in Parks.*

*AAMHO is working monthly with ASU in the Phoenix area and U of A in Tucson. They have each promoted some interesting leads on cooling situations for the hot summer. The ASU law department is also studying our Landlord Tenant Act to try to clarify some of the ambiguities for the benefit of all of us.*

*Peri Winkle MHP is in the process of closing; Shadow Mountain in Scottsdale will be closing a few months down the road. That will put a big drain on the relocation fund. AAMHO has been studying current costs to move a unit, how many would be moving, the availability of the moving trucks, analyzing the available resources to aid our members. AAMHO will be working on new Legislation to raise relocation funds to come closer to meeting the expenses for folks having to relocate their homes. The funding to replenish the account is a small additional element in our Personnel Property taxes paid. Many hours are being spent on ensuring relocation funds are available -if you ever need it. This need always comes as a surprise - a small tax increase is cheap insurance!*

*Every member needs to encourage new or renewing memberships within your park, volunteer in your park, step up to the plate and promote AAMHO with friends in other parks so that we can take a strong stand with legislators. I challenge each and every one of you to make this organization stronger. Your President has grey hair, but that doesn't mean I am sitting still! Every day I am working to make a difference and help everyone who lives in a Manufactured Home Community.*

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 community or do what we can to help you bring membership numbers up. We are willing to come visit your park community! AAMHO is here for you!



## *Are You Properly Insured?*

Summer has come upon us. Manufactured Home Insurance gives you more protection than other types of home owner's insurance – they are not the same! NOW is a good time to review your policy, Understand your coverage(s), if you have any questions – Call your agent, that's what they are for!

Many of you may have had some wind, water, or fire damage, already. Here are some other things to look for and to prepare:

**MONSOON** wind and rains can cause leaks, cause water to get under your home, cause mildew and rotting floors, etc.

1. Check your roof for missing shingles, repair cracks, coat with sealant or replace shingles;
2. Keep water from getting under your home: check downspouts, clean debris from overhangs and, fill in any low spots or create a diversion;
3. If you are in a low area get a few sandbags on hand to put around the base of your home to keep the water from going underneath.

**MICROBURSTS** have torn off awnings, causing roof damage, and raising havoc with many of your possessions. These are impossible to predict and becoming more frequent.

1. Call your insurance company to come look at the damage before you try to make repairs or clean it up.
2. Take pictures as soon as it is safe to go outside – always good for evidence and reference; but call your insurance company first. They will send out an adjuster.

~Continues...

**FIRES** in open and the wooded areas can spread quickly - closer to your home. Create a safe home site: Consult your manager for concerns outside of your lot.

1. Step back, take a look at your roof! Ensure clean roofs, clean gutters, no hazards or debris on the ground next to your home.
2. Have concrete or gravel around the skirting or base of the home for at least five (5) feet.
3. Have **working** fire extinguishers on hand - inside and out, check the effective dates and buy new if fire extinguisher is obsolete;



4. Plan for a three (3)-day water supply per person, have a first aid kit handy, sanitation supplies, adequate shelf-stable food;
5. **IMPORTANT DOCUMENTS**, phone numbers, flashlights & batteries, keys, cell phones & chargers, eye glasses, credit cards, some cash in small bills, medications and, an **evacuation route plan** should be in order, available and handy.

**HOME FIRES** also happen. Be sure you have a **working** fire extinguisher in your kitchen as well as another part of the house. **Working smoke alarms** – check them! Ensure Clear access to the escape doors or windows you are able to get out of. **Get out first, then call 911.** Want the cheapest insurance? Please remember:

**“Things will go wrong at the worst possible time!” ~Murphy’s Law, #1**



However, to safeguard yourself from “Murphy” ~ If you have questions about your Manufactured Home’s insurance, policy coverage or premiums, you may want to contact Deron Newland - a contributing AAMHO sponsor.



**Park Model - Manufactured Home  
Insurance Services, LLC**

**Deron B. Newland**

866-223-0842  
Fax 602-907-3909  
deron@pmmhinsurance.com





Speaking of Preventive Maintenance ~ NOW is just as good a time as any to also



review your - reminding you what was agreed to -or not. If you have any questions or something is not clear or sound right in your lease or rental agreement, be sure to first review your LTA: *Arizona Residential Landlord & Tenant Act for Manufactured Homes in Parks, or the **Long-term Act for Recreational Vehicles**, for clarity.*

As always, call Connie if you'd like to schedule a 2-hour LTA workshop in your park community: Phone: (480) 966-9566 or (800) 221-6955. The cost is \$5 per homesite which includes a copy of the current LTA.



### ~Legislative Updates~

The 2022 legislative session adjourned less than a month ago, but lawmakers have already found many reasons to return to the Capitol. Study committees started their efforts to better understand teen mental health, Arizona's housing supply, and the state's failure to investigate abuse complaints in long-term care facilities. Oversight committees convened to discuss state agency investments in IT and infrastructure – including state prison facilities.

When they're not at the Capitol, legislators are spending their time on the campaign trail. There is a lot at stake in Arizona's 2022 election cycle, and both political parties hope the focus on high-profile issues like abortion and inflation will help drive participation from their side of the aisle.

Arizona tax revenues climbed 17% in the last 12 months, according to a new legislative report. A total of \$16.68 billion filled the state's General Fund during the last fiscal year, which ended June 30. The fiscal year ended with a cash balance of \$4.51 billion – a new record that far surpasses the prior record of \$957 million set in 2019. Legislative economists attribute the stunning revenue growth to a variety of factors:

- Arizonans spent savings they had accumulated during the pandemic, which increased corporate income taxes and sales taxes.
- Inflation increased the prices of things, which in turn raised sales taxes. Inflation-related wage increases also boosted individual income tax payments.
- The value of assets went up last year, which boosted individual income taxes and may have also led Arizonans to spend more on purchases that generated sales taxes. These revenue numbers suggest the state may already have a small budget surplus in the fiscal year that began July 1; the legislative budget office will have more details next month.

~Continues...

Much of the focus is on the Primary Election, which takes place on August 2<sup>nd</sup>. There is a lot at stake in this first round of the election cycle. Primary Elections determine the winners within each political party, and those winners advance to the General Election in November. For many candidates around the state, the Primary Election is a formality. If they're not competing with members of their own party for available elected positions, they can focus on their race against the other party's candidate in November.



## Gas Saving Tips from AARP



**“JUST CRUISE:** Don't sweat it! Excessive braking and accelerating on the highway can lower gas mileage by as much as 30%. Using cruise control can increase both fuel economy and safety on the road.

**FOLLOW THE SPEED LIMIT!** Nothing spoils the fun of a summer road trip like getting a speeding ticket. Observing speed limits keeps you and your passengers safe. And, it also saves you money since fuel consumption jumps 7% for every 5 mph you drive over 50 mph!

**DON'T IDLE!** Fuel-efficiency fact: Idling your engine for just 10 seconds uses more gas than restarting your car. What's more, your car warms up twice as quickly when you drive it, rather than idling in the driveway.”



"Left to themselves, things tend to go from bad to worse." ~ Murphy's Laws  
This a common occurrence. Problems left unsolved can only get more complicated. If you don't sort out your differences with your associate, things only get worse from that point on. The lesson to remember with this law is that you can't ignore a problem. Resolve it before things get out of hand. ~Net surfer



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

IN THE RECENT FEW MONTHS AAMHO DIRECTORS HAVE RECEIVED THREE CALLS FROM FOLKS WHO BOUGHT THEIR HOMES EITHER FROM THE PARK OR AN INDIVIDUAL, ONLY TO DISCOVER THERE WERE UNPAID PROPERTY TAXES OWING – IN ONE CASE FOR SEVERAL YEARS, AND NOW FACING FORECLOSURE FROM THE DELINQUENCY. THIS PROMPTED US TO PROVIDE THE FOLLOWING LAWS REGARDING THE CORRECT REPORTING, PAYMENT PROCEDURES, CORRECTIVE MEASURES AND RESULTING ACTIONS.



ARE YOUR[COUNTY PERSONAL PROPERTY] MH TAXES CURRENT?

**“ARS: 42-19154. Landowner's register of mobile homes and monthly report; violation; classification**

A. If a person permits a mobile home to be placed on land that the person owns, possesses or controls in a manner that permits the mobile home to be occupied as a dwelling or sleeping place for one or more persons for a period of thirty days or more, the person shall keep a register containing information that is required by the department.

B. The department shall prescribe, and the county assessor shall furnish, forms for maintaining the register. A copy of the information in the register for each month shall be sent to the county assessor within ten days after the month covered by the report.

C. A person who knowingly fails to maintain the register or make the report required by this section is guilty of a class 2 misdemeanor.” *(Reference to AZ Department of Revenue.)*

**“ARS: 42-19155. Unlawful sale or removal of mobile home; classification**

A. It is unlawful to knowingly move or sell a mobile home on which applicable ad valorem taxes imposed under this chapter have not been paid and are delinquent.

B. A person who violates this section is guilty of a class 1 misdemeanor. Any fine collected under this subsection shall be deposited, pursuant to sections 35-146 and 35-147, in the state general fund.”

**“ARS: 42-19157. Collection of delinquent taxes**

A. Except as otherwise prescribed by this article, if a person who is liable for paying tax under this article evades or is delinquent in paying the tax, the tax shall be collected in the manner and by the officers prescribed by this chapter for collecting delinquent taxes on personal property.

B. Notwithstanding any other law, for a mobile home for which an affidavit of affixture has not been recorded pursuant to section 42-15203, that is not placed on the real property roll and that is used as the owner's primary residence, the delinquent tax may be collected pursuant to subsection A of this section only after both of the following occur:

1. The tax has been delinquent for a period of one year.
2. The person liable for paying the tax has not redeemed the property within six months after the end of the one-year period prescribed in paragraph 1 of this subsection.

C. For delinquent tax report purposes, the county treasurer and the officers prescribed by this chapter shall use the method and procedures of identifying mobile homes as prescribed by the department of transportation.”

**“ARS: 42-19158. Notice of intent to seize mobile home in possession of person not listed on tax bill**

A. If the sheriff is directed to seize and sell a mobile home that is found to be in the possession of a person who is other than the person listed on the tax bill issued by the

county treasurer and who presents evidence of having purchased the mobile home from the person listed on the tax bill after the taxes became delinquent, the sheriff shall not seize the property. Instead, the sheriff shall:

1. Issue a notice of intent to seize the mobile home in five working days.
  2. Advise the owner of the application procedure to extend the payment due date as provided in section 42-19160.
- B. This section does not apply if the county treasurer or sheriff has reason to believe that the mobile home is in danger of being removed from the state.”

**“ARS 42-19159. Owner's action to collect delinquent tax from previous owner**

- A. A person who purchases a mobile home and who subsequently pays taxes that were imposed by this article on the mobile home and that were levied and became delinquent when the mobile home was the property of a previous owner may bring an action against the previous owner for the amount of the delinquent taxes paid.
- B. If the purchaser prevails, the purchaser shall recover damages including reasonable attorney fees and treble the amount of delinquent taxes paid.
- C. This section does not apply if the purchaser has specifically assumed the delinquent tax liability in writing, signed by the purchaser and seller, and the delinquent taxes assumed are correctly stated by year and amount due.”

**“ARS 42-19160. Delinquent taxes accruing under previous ownership**

- A. If delinquent taxes on a mobile home were levied and became delinquent when the mobile home was the property of a previous owner:
1. The county treasurer, on application and payment of a five dollar fee by the current owner, shall extend the due date for paying the taxes for one year with no interest and penalty.
  2. Any accrued interest or penalty due on the delinquent tax amount shall be exempted from payment by the current owner.
- B. Delinquent taxes that are extended under this section become due and payable immediately if the mobile home is sold.
- C. This section does not apply to a permanently affixed mobile home that is assessed as real property pursuant to chapter 15, article 5 of this title.”

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🎵 IN THE NEXT ISSUE OF AAMHO/AEMPRO CONNECTIONS WE WILL POST THE LAW PROVIDING FOR PROPERTY EXEMPTIONS FOR WIDOWS & WIDOWERS AND DISABLED PERSONS: ARS 42-11111.

Watch out for  while taking evening walks! And stay hydrated! 

"Tell a man there are 300 billion stars in the universe and he'll believe you. Tell him a bench has wet paint on it and he'll have to touch it to be sure." ~"Murphy's" Laws



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~