

ARIZONA ASSOCIATION OF MANUFACTURED HOME & RV OWNERS

OCTOBER  NOVEMBER 2022

AAMHO CONNECTIONS AEMPRO

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



*Honesty is Transparency ~
in Action*



~ PRESIDENT PAT'S MESSAGE ~

AAMHO is moving forward! Every day the Board of Directors are working for you on their own time. In the past few months, we have diligently worked with ASU and the University of Arizona. Both Universities have been studying heat resiliency solutions to assist residents in Manufactured Homes. They have come up with many potential methods on how to seal your homes from the extreme heat, types of cooling to be more efficient, and places you can apply for grants to get improvements making your home more efficient. Some new methods and products are currently being tested and evaluated in the Phoenix/Mesa areas.

ASU's Law Department is looking over the Landlord Tenant Act to possibly make clearer explanations for your protections living on rented land, and where to get advice or to seek help for residents needing legal protection.

Currently, ASU is also working with "Grantmakers In Aging" (GIA). This is a national organization that has an interest in issues on the aging population and philanthropy. ASU & GIA have invited AAMHO to take part and speak at their meeting at ASU in October. There will be grants available that we/residents would be able to apply for to use in our work to assist and protect MHP residents.

At a meeting held in Tucson, a national magazine, "High County News" out of Colorado, wrote an article about AAMHO and what AAMHO is doing for Manufactured Home Owners. It will be published in October. The most important thing is to get everyone living in Manufactured Homes on rented land, to join AAMHO and work with these powerful groups to do more good things to protect your life style.

AAMHO stands tall and is here for every one of you.

Pat Schoneck, President ~ 520-404-4539 -pschoneck@juno.com

Please contact the office to get applications or to have someone speak at your park, or other important information to help learn your rights and responsibilities.

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

The only way we can continue without raising dues is by your help 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 increase membership.



Invite AAMHO - We are willing to come visit your park community!

How AAMHO Works For YOU!

By: Sandra McNary, (2019 Secretary) & Pat Sunia – District 1 Director, psunia@juno.com



Recently we have encountered members who have expressed questions as to just WHAT AAMHO does for them. Working diligently under the radar may very well leave persons wondering about the degree of assistance we as an association offer. Perhaps we can help clarify the many aspects of AAMHO that are not always visible to the general membership.

Our greatest commitment is to educate and empower members and manufactured home community residents. Our office manager, Connie Hancock, receives several requests for assistance on a daily basis. Questions are often in regard to in-house caretakers, working animals or comfort pets, water/gas issues, manager and landlord policies & regulations, and many other existing or potential sources of conflict. Connie summarizes these concerns and forwards emails to AAMHO Board members. A Board member then responds directly to the person who has made the inquiry.

Resources are shared with contact information only to agencies such as Southwest Fair Housing. Likewise, specific laws from the Landlord Tenant Act may be quoted and/or explained. Upon occasion, a Board member may even set up a meeting with a manager to seek resolution. AAMHO cannot go to court with or for a resident. However, we work very intentionally to offer information that empowers the resident to be able to approach a manager, or to know whom to contact for further support.

AAMHO periodically offers *Park/Community Manager Certification* classes in conjunction with Arizona Fair Housing. This Certification is required by Arizona law. A copy of the Certification is required to be displayed openly for all residents to see and must be renewed every two years.

In addition to Manager Certification, AAMHO Volunteers regularly conduct LTA 101 (Landlord/Tenant Act) classes in MH communities at the request of residents. Through clarification of those items which are most often conflict issues, residents become empowered to speak and act on their own behalf. AAMHO IS at work for you here – and we are your only voice to the Legislature.

If you find yourself *without* the need for conflict resolution, you are living in a marvelous community where the landlord and the manager know the law and seek to follow it. Hopefully a comfortable living arrangement does not leave you questioning your membership! Ownership can change, too. There are many manufactured communities still struggling with many matters. It takes all our memberships combined, to make it possible for all residents to enjoy their [manufactured] community homes. We are doing our best to make that goal a reality – with your help, too.

*One of the most profoundly human things you can do is talk to someone
instead of about them. ~C. Nony Mouse*

I am NOT on the Couch, watching "As The Stomach Turns" and eating Bon-Bons!
Daily AAMHO is reaching out to do things for members in Manufactured Home Parks. Our first obligation is to try to assist members when they have issues within the park. Officers look thru the landlord tenant act and find the laws that clearly state that you are correct in what you are doing or, can suggest how to correct situations that are in violation of the law. The Board members will point out to members on their rights under the LTA.

If you are signing a new lease and rules and regulations, be sure you read them completely and understand them. If you unclear, first look up your concerns in the LTA (the [Topic Index](#) is on the last page(s)). Then if you're still puzzled, contact the AAMHO Office and leave a message. Someone will get back to you with assistance within two to three days.

AAMHO officers are here working for you every day. All of this for \$35 a year or two years for \$60 per household. This is cheap insurance for this protection 365 days a year. Every member should be encouraging their friends and neighbors to join the only organization that not only backs you up, but is also pro-active! (See our recent list of Legislative Accomplishments, next page.)

Every person living in a Manufactured Home Park Community should become a member to ensure this protection. Help AAMHO to achieve our goals to increase membership by inviting us into your park to explain all of the advantages members have, and can expect.

~ AAMHO Membership Director





For information on a safe way to transfer your home, car or other vehicle to a loved one or any person to take care of disposing of your Home or vehicle. THIS NEEDS TO BE IN PLACE NOW, BEFORE YOU PASS AWAY OR BECOME INCAPACITATED! See the **June-July 2022**, issue of the **“AAMHO Connections”**, for explanation and a copy of the appropriate form that ADOT/MVD requires. This prevents the home/car/trailer from going thru probate delays. The form is easily filled out and when notarized, makes it easy to take to the Motor Vehicle Office and will then transfer to the heir's name upon your demise.

~Legislatively Speaking~



What AAMHO Has Done for You!

- ❖ **2022:** Caregiver provision to include homes covered by AZ RV Long-Term Rental Space Act; ARS §33-Ch 19, Articles 1-4, inclusive. *(See Pg 8, Didja' know?!)*
- ❖ **2020/21:** Caregiver provision signed into AZ LTA/law, is now consistent with Federal.
- ❖ **2018:** AAMHO enacted legislation for Park Model homes moving expense to \$4,000 and additional \$2,500 for ground-set homes.
- ❖ **2018:** AAMHO enacted legislation Relocation changes increasing single wide expense to \$7,500 and \$12,500 for a multi-section home.
- ❖ **2018:** AAMHO enacted legislation requiring the security deposit or surety bond of \$2,500 for an un-licensed mobile home mover.
- ❖ **2017:** AAMHO passed legislation so that any person inheriting a mobile home by will, trust or any other testamentary conveyance may (1) reside in the home if the person meets the requirements of the park, or (2) sell the home in accordance with the deceased tenant's rental agreement. ARS §33-Ch 11, 1419.
- ❖ **2017:** AAMHO passed legislation that provided for increasing the amount of relocation funds if a change of use or closure of a park. ARS §33 Ch 11, 1476.01 (C)(1)
- ❖ **2017:** AAMHO passed legislation that established a process for licensed realtors to also sell mobile homes with proper training. ARS §41-4028
- ❖ **2017:** AAMHO passed legislation to make park model owners eligible for relocation assistance in the event of change in use or closure of a park (ARS §33-Ch 11, 2149) or relocations due to change in age-restricted community use.

- ❖ **2016:** AAMHO passed legislation providing that a park cannot require a tenant to place any additional person's name on the Title to the mobile home as a condition of tenancy or residency for that additional person or pay a fee or other form of penalty for failing to place an additional person's name on the title to the mobile home. ARS §33-1452(F)(8).
- ❖ **2016:** AAMHO enacted legislation establishing guidelines for tenants and landlords of mobile home parks regarding maintenance of trees existing within a mobile home space. ARS §33-Ch11, 1434(C), states that any rental agreement executed or adopted after Dec 31, 2016, shall disclose in writing any requirement that the tenant maintain existing trees located on the mobile home space. ARS §33-1434(D) states any change regarding the tenant's obligation to maintain any trees be subject to a substantial modification of the rental agreement. ARS §33-Ch 11, 1434(C,D) states that beginning May 31, 2016, any new rule adopted after the execution of a tenant's *initial* rental agreement is unenforceable if the rule imposes a reoccurring financial obligation to the tenant.
- ❖ **2011:** AAMHO passed legislation to add relocations due to change in age-restricted community to an all-age community; Per ARS §33-1476.05.
- ❖ **2009:** AAMHO enacted legislation providing for assistance and representation without expense of lawyer to appear before an Administrative Law Judge for a hearing protecting your legal rights. ARS §41-4062(H) and §41-4065(D).

*There are more, but these are the most recent Legislative accomplishments by AAMHO!

'If you think you are too small to be effective, you have never been in the dark with a mosquito'
~ Betty Reese



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

"42-1111 Exemption for property of widows and widowers and persons with disabilities

- A. The property of widows, widowers and persons with disabilities who are residents of this state is exempt from taxation to the extent allowed by article IX, sections 2, 2.1, 2.2 and 2.3, Constitution of Arizona, and subject to the conditions and limitations prescribed by this section.
- B. Pursuant to article IX, section 2.3, Constitution of Arizona, the exemptions from taxation under this section are allowed in the amount of:
 1. Three thousand dollars if the person's total assessment does not exceed twenty thousand dollars.
 2. No exemption if the person's total assessment exceeds twenty thousand dollars.
- C. On or before December 31 of each year, the department shall increase the following amounts based on the average annual percentage increase, if any, in the GDP price deflator

in the two most recent complete state fiscal years:

1. The total allowable exemption amount and the total assessment limitation amount under subsection B of this section.
2. The total income limitation amounts under subsection E, paragraphs 1 and 2 of this section. For the purposes of this subsection, "GDP price deflator" means the average of the four implicit price deflators for the gross domestic product reported by the United States department of commerce or its successor for the four quarters of the state fiscal year.

D. For the purpose of determining the amount of the allowable exemption pursuant to subsection B of this section, the person's total assessment shall not include the value of any vehicle that is taxed under title 28, chapter 16, article 3. *Continues...*

E. Pursuant to article IX, section 2.3, Constitution of Arizona, to qualify for this exemption, the total income from all sources of the claimant and the claimant's spouse and the income from all sources of all of the claimant's children who resided with the claimant in the claimant's residence in the year immediately preceding the year for which the claimant applies for the exemption shall not exceed:

1. Twenty-five thousand dollars if none of the claimant's children under eighteen years of age resided with the claimant in the claimant's residence.
2. Thirty thousand dollars if one or more of the claimant's children residing with the claimant in the claimant's residence were either:
 - (a) Under eighteen years of age.
 - (b) Totally and permanently, physical or mental disabilities, as certified by competent medical authority as provided by law.

F. For the purposes of subsection E of this section, "income from all sources" means the sum of the following, but excluding the items listed in subsection G of this section:

1. Adjusted gross income as defined by the department.
2. The amount of capital gains excluded from adjusted gross income.
3. Nontaxable strike benefits.
4. Nontaxable interest that is received from the federal government or any of its instrumentalities.
5. Payments that are received from a retirement program and paid by:
 - (a) This state or any of its political subdivisions.
 - (b) The United States through any of its agencies, instrumentalities or programs, except as provided in subsection G of this section.
6. The gross amount of any pension or annuity that is not otherwise exempted.

G. Notwithstanding subsection F of this section, "income from all sources" does not include monies received from:

1. Cash public assistance and relief.
2. Railroad retirement benefits.
3. Payments under the federal social security act (49 Stat. 620).
4. Payments under the unemployment insurance laws of this state.
5. Payments from veterans disability pensions.
6. Workers' compensation payments.
7. "Loss of time" insurance.
8. Gifts from nongovernmental sources, surplus foods or other relief in kind supplied by a governmental agency.

H. A widow, widower or a person with a disability shall initially establish eligibility for exemption under this section by filing an affidavit with the county assessor under section 42-11152.

Thereafter, the person is not required to file an affidavit under section 42-11152, but the person or the person's representative shall annually calculate income from the preceding year to ensure that the person still qualifies for the exemption and shall notify the county assessor in writing of any event that disqualifies the widow, widower or person with a disability from further exemption. Regardless of whether the person or representative notifies the assessor as required by this subsection, the property is subject to tax as provided by law from the date of disqualification, including interest, penalties and proceedings for tax delinquencies.

Disqualifying events include:

1. The person's death.
2. The remarriage of a widow or widower.
3. The person's income from all sources exceeding the limits prescribed by subsection E of this section.
4. The conveyance of title to the property to another owner.

I. Any dollar amount of exemption that is unused in a tax year against the limited property value of property and improvements owned by the individual may be applied for the tax year against the value of personal property subject to special property taxes including the taxes collected pursuant to title 5, chapter 3, article 3 and title 28, chapter 16, article 3.

J. An individual is not entitled to property tax exemptions in the aggregate that exceed the maximum allowed to a widow, widower or person with a disability even if the person is eligible for an exemption in more than one category."

Note: This exemption can be confusing – best to seek professional legal and/or financial advice.



WE'RE ALL ABOUT EDUCATION – CAROL JUDD, (2/2018)

In every state we are required to have a valid drivers' license in order to lawfully drive an automobile of any kind on the roadways. But first we must know the laws, right?! Ok, at least pass the test! But, not every state has a protective "LTA" nor an AAMHO, to protect the LTA -which protects us!

You can't buy insurance for a car without a valid driver's license – legally. Yet, in many cases, you buy or rent a manufactured home (and/or RV of Park Model) ironically, before you become aware of the "rules of the road" of this hybrid type of property ownership – you own the house, however you rent/lease the lot underneath it.

As residents however, we are in second place. We live in and/or own our homes, *subject to* the *initial* lease presented to us by the Owners and Managers, which we are obligated to sign. It is important to understand that the owners and managers are obliged to learn and practice the same laws in the LTA.

AAMHO is also approved to present and conduct State-required continuing education classes for Park Community managers and owners. This certification consists of 6 credit-hours in each two-year cycle, for each and every park manager. -Continues...

Here again, this coalition reflects a united effort in recognizing that the LAWS contained in the LTA protect and pertain to all of us- whatever our interest, in a MHP or RV Park.

In addition to the "LTA-101" and the "Park Managers Certification," other classes that AAMHO offers are Park Officers Training, and District Director workshops.

AAMHO primarily exists for the Education of the Landlord and Tenant Act (LTA) for manufactured home owners in Parks. We encourage everyone to take one of the "LTA-101" classes which we offer throughout Arizona! Just call the Office (Connie: 480-966-9566 or, 800-221-6955) to inquire or schedule a class! It's your home, protect your rights, keep membership current

Knowledge is Power! "Eat your Wheaties!" Learn your rights & responsibilities in the LTA!

Didja' know?! FYI: There are two sets of the "LTA"? One is for the Mobile/Manufactured Homes in Park Communities requiring a more permanent set-up and residency, ARS §33 Ch 11; The other is called the "AZ RV Long-Term Rental Space Act"; ARS §33-Ch 19. The latter provides for RV Resorts and Park Communities with Park Model, and Park Trailer spaces primarily for seasonal, or more itinerant residents or visitors.



Are Your county Manufactured Home Taxes current?

This year's *Personal Property* Tax Bills will be arriving around the end of October.

Notices of Value have just begun going out.

It is illegal to sell a manufactured home with taxes un-paid or in arrears! ARS 42-19155



A NEW BOARD MEMBER IN MESA

WELCOME to Mr. Art Hidde!

Art is a retired mechanical engineer, who comes to AAMHO from Las Palmas Grande, in Mesa. Art is willing to share his energy and enthusiasm to help AZ residents learn about our statutory rights and responsibilities, reaching out to neighbors. Mr. Hidde also brings a valuable background managing extensive projects among civilian and military communities. He will be serving as Associate Director for District 1, will assist Mrs. Pat Sunia in responding to the needs and outreach for the m Mesa area communities.



Are you Properly Insured?

Shop for your Homeowners Insurance and compare rates with coverage. There are several good insurance companies who can offer you appropriate coverage and are usually less money than the Home Owners insurance that you may have used in your prior home, as *not all* companies protect Manufactured Homes!

Standard Casualty Co. has been a years-long supporter of AAMHO's goals and efforts.

Coverage Available

Water Back up of Sewers and drains, Other structures, Personal property, Personal liability Additional living expenses (Loss of use)	Emergency removal Fire department surcharge Trees, shrubs, plants, lawns Food spoilage Golf cart Replacement cost
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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 protector 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 Residential Mobile Home Landlord & Tenant Act and, Rec. Veh. Long-term Rental Space Act.

From: AAMHO "CONNECTIONS"

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Mesa, AZ 85204

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TO:

~Or Current Resident~