

ARIZONA ASSOCIATION OF MANUFACTURED HOME & RV OWNERS

DECEMBER 2022  JANUARY 2023

AAMHO CONNECTIONS AEMPRO

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



Honesty is Transparency ~ in Action

~ PRESIDENT PAT'S MESSAGE ~

Going Forward ...

AAMHO has been working diligently the past eight months with ASU and the University of Arizona. With their guidance, we are working at updating the Relocation Statutes and soon we will be taking our recommendations before MHCA, the park owners association. Then Dana Paschke, our lobbyist, will find a Legislator to sponsor the bills to take before Legislature when it begins. We have also attended meetings with many new Community Partners on issues within the parks about heat resilience. We have had articles in recent issues about many Heat Solutions efforts. This is on-going.

Daily, the District Directors and President are answering calls that come into the office. Most of them are answered the same day or within 48 hours. Research is being done regarding the current inadequate allowance to move a manufactured home under the Relocation Fund. Studies show that in 55+ parks, 2/3 of residents are homes with a single resident (widows or widowers), becoming a financial hardship. There is a growing need for some rent control. We are finding agencies to help folks get assistance on Utilities and home improvements to help with daily living expenses.

Resolving these things takes a lot of time and man-power. AAMHO is looking for volunteers to go to parks to speak about the Landlord Tenant Act. It is vitally important for all residents to know the laws to protect themselves. We are asking you to step forward and speak to residents in your park and other parks around your area as many people do not have any idea what AAMHO or the LTA is. Membership work is vitally important. It is also vital that new residents and New Owners know about the LTA! Additionally, your AAMHO Board is excited about our many new Partnerships -read on!

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!



“What does AAMHO do for me that I can’t do for myself?!”

“I too, wondered at first what my \$35 a year membership would accomplish. I soon found out that this association is a huge value to residents like you and me and I joined not only for myself but to help others.

First of all, the 52-page Mobile Home Landlord Tenant Act (LTA) established in 1975, would not exist if it were not for AAMHO. The LTA is the rules/regs that protect our rights as mobile home owners. We have had to fight for these rights and the only way we could do it is to have YOUR voice and others there to support us. We need your input, we need your voice to determine what is important to you and others. We have a lobbyist who helps promulgate these laws and is up against the MHCA (Mobile Home Community Owners Assoc.) who as you can imagine as a group of park OWNERS, has much deeper pockets, many more lobbyists and attorneys at their beck-and-call.

Our lobbyist reads EVERY BILL that is presented at the capital to be sure there is nothing being slipped through that would take away our rights as mobile home owners. The LTA or AAMHO, is responsible for establishing the 90-day notice of any rent increase to MH Owners. And, if rent increase exceeds 10% plus the western CPI factor you could apply to the relocation fund to move, if you so desire. THANKS to AAMHO and the LTA.

AAMHO is also very much involved in education of the 400,000-plus mobile home owners here in the state. We offer district wide presentations/training on the LTA and also statewide gatherings at our office on a regular basis. Also, all MH Park managers are required to attend LTA training every 2 years and have their training certificate posted in a conspicuous location in YOUR park office. We and the MHCA offer these trainings. We, AAMHO are the ones who fought to get this training mandatory to park managers. So hopefully if an issue arises in YOUR park YOU will be educated along with YOUR park manager and the issue can be resolved easily.

As of 2021 we were able to establish protection for those who needed a full-time caregiver. Previously caregivers were classified as "visitors" and parks were trying to charge daily fees if they stayed with a resident. We now have the protection that if you

or I need a caregiver we will no longer be charged by management for that caregiver staying as long as necessary. Considering the majority of folks residing in mobile homes here in AZ are 55+ this has been a big relief for those in need. That's only the most recent legislation that was added to the LTA.

Residents cannot be evicted without just cause and proper notice... THANKS to AAMHO and the LTA.

We need to have the membership support and voice of every MH Owner on rented land in the state in order to continue to look out for your rights.

You know the value of ONE STRONG VOICE, I would imagine. And THAT is what joining AAMHO can do for you!" DeAnna Mireau, AAMHO District 3 Director
dlmireau@msn.com ~in response to an email inquiry.



TAX DEDUCTIBLE DONATION!

AEMPRO: **A**ssociation for the **E**ducation of **M**anufactured, **P**ark Model and **R**V Home **O**wners is a 501(c)(3) association. This is the sister association of AAMHO a 501(c)(4), where donations are not tax deductible because AAMHO works with the legislature and a lobbyist.

If you are able, please step up and give a donation to AEMPRO. Educating homeowners on our rights and responsibilities under the Arizona Statutes is a costly endeavor. By law, donations to AAMHO are not tax-exempt; and only AEMPRO can apply for Grants to maintain and enhance our Education program.

This is the time of year that all AAMHO members are able to give a donation to **AEMPRO** to help with the education for all of our members and residents living in Manufactured Homes on rented land. We are volunteers, but printing costs money! This can be done by going to the web site: www.aempro.org and open Donate/AEMPRO. Or call the office 480-966-9566 or 800-221-6955, Connie will be able to take your donation with your credit card. Certified Receipts will be sent to you for your records.



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.

~ **JANUARY IS MANUFACTURED HOUSING MONTH!** ~

Governor Doug Ducey had made this proclamation in 2020 to “recognize the industry that provides affordable homes that are safe, comfortable, durable and quality built to approximately 370,000 households in Arizona. Now more than ever, quality housing is in great need, and the manufactured housing industry has stepped up to help Arizonans and all Americans live the American Dream of Homeownership!”



HOT TOPICS! YESSS, ‘cuz We don’t have to shovel Sunshine!

SAVE THE DATE!

The 36th Annual AAMHO/AEMPRO Statewide Meeting will be held March 11, 2023 at the **View Point RV Resort**, 8700 E University Ave., Mesa, 85207 from 9:00 to 12:Noon! Convenient location with lots of free parking! Get a carpool together as we want you to have a good representation!

See page 6 for the attendance form. The February/March newsletter will have Directions, Agenda, Officers to be elected, list of speakers, and of all the issues you’ll want to know about and be discussed!

In the past 3 years AAMHO has faced many issues with parks selling to nationwide companies, management companies, and with their managers not complying with the Landlord Tenant Act. Evictions have increased; residents on single incomes are having difficulty paying rent and utilities. Parks are wanting to stop window a/c's, lattice-type screening and window coverings which were designed to help cool the homes. Resident deaths have prompted Heat Resilience measures: our partnership with ASU. Plans are in the works to update these laws in the coming Legislative session.

AAMHO will also be bringing forth Legislation to improve the process of accessing Relocation Funds, which is now obsolete. Our studies shows the associated financial need, time lines, etc. Come to hear the rest of the story!

HELP us spread the word and Sign up residents in your park to attend this very important Annual meeting! We encourage you to attend this meeting to hear what AAMHO is doing and how you can help. You’ll be amazed at what AAMHO Officers have done for you these past 3 years! Come and support them – and your neighbors.!

Evictions Returning to Prepandemic Levels

“Eviction levels, which had dropped significantly during the Covid-19 pandemic due to moratoriums and other assistance, are now returning to the same or higher levels seen before the pandemic. [Tucson has already surpassed 2021 levels](#) and [Maricopa County is on track to pass it](#). People of color, families with children, and persons with disabilities

are historically overrepresented in evictions. If you feel as though an eviction has discriminatory motivations, contact SWFHC to discuss your options." ~SWFHC

*"YOU MATTER ~ UNLESS YOU MULTIPLY YOURSELF BY THE SPEED OF LIGHT... THEN YOU ENERGY"
~T. SHIRT*



WE'RE ALL ABOUT EDUCATION !!



IF YOU WOULD LIKE TO LEARN ABOUT YOUR RIGHTS AND RESPONSIBILITIES AS A HOME OWNER ON RENTED LAND BE SURE TO EMAIL OR CALL THE **AEMPRO** OFFICE MANAGER, CONNIE, TO SET UP A WORKSHOP DATE IN YOUR PARK COMMUNITY ON THE CALENDAR!

AAMHO/AEMPRO has a new Partner with Utility bill Assistance:



is a statewide anti-poverty non-profit, working throughout Arizona since 1967. Wildfire's mission is to stop poverty before it starts and to create an Arizona where all can thrive. Wildfire is the state association for Community Action Agencies and works closely with those agencies to coordinate energy bill assistance programs. Mobile and manufactured homes are eligible for LIHEAP (Low Income Home Energy Assistance Program) funds! If you would like more information or need to start an application for energy bill assistance, you can visit [Wildfire's website](http://www.wildfireaz.org) to locate a local agency near you. Go to: www.wildfireaz.org Click on "Find Help" - then click on "Energy Assistance". Choose the county you live in, and a menu of agencies and their phone numbers will appear. Please contact an agency of your choosing to begin the application process. If you have additional questions or difficulties accessing help, please contact Maxine Becker, Wildfire Attorney Advocate at mbecker@wildfireaz.org

Please see Page 9 for more Community Partners who have joined with AAMHO!

"Rumor travels faster, but it don't stay put as long as truth." ~Will Rogers

RESERVATIONS FOR THE 36th ANNUAL MEETING OF MEMBERS
Saturday, March 11, 2023

Please list your name, space, and phone number. **AAMHO must receive this form no later than March 3, 2023**, with a check payable to AAMHO, 2753 E. Broadway Rd., 101-443, Mesa, AZ 85204, **or** credit card information:

Full name on credit card _____
Card # _____ Exp. Date _____ CSC _____

Pre-registration fee is \$10.00 per person; \$15.00 per person at the door. Sign in begins at 8:00 a.m. and the meeting will begin at 9:00 a.m. Early morning pastry, fruit tray, coffee and tea will be available. If you have any questions, please call the AAMHO office at 480-966-9566 or 1-800-221-6955.

Meeting location: View Point RV Resort
8700 E. University Dr.
Mesa, AZ 85207

NOTE: Enter at the above address only & stop at the guard shack.

PLEASE PRINT LEGIBLY

NAME OF PARK: _____

List names of those registering to attend:

Name: _____ Space # _____ Phone: _____

Name: _____ Space # _____ Phone: _____

Name: _____ Space # _____ Phone: _____

Name: _____ Space # _____ Phone: _____

REMINDER.....

Each household membership will have one vote.

A person may sign-up at the door to become a member and be eligible to attend this Annual Meeting of Members.

DO NOT WRITE BELOW THIS LINE. FOR AAMHO OFFICE USE ONLY.

Received Stamp **Entered Stamp** **Check/Cash Receipt #(s)** **District #**

PLEASE RETURN THIS ENTIRE FORM. DO NOT CUT FORM IN HALF.

MEET YOUR DISTRICT DIRECTORS

Hello AAMHO Members in PINAL COUNTY! My name is John Hoppin I am your new District 2 Director and live in Sierra Del Saguaro RV and MH Park in Apache Junction.

This District encompasses all of Apache Junction, Gold Canyon, Florence, Coolidge, Casa Grande and the rest of Pinal County. If you have any questions regarding your tenant rights or would like more information for your neighbors, please contact me directly at: jhoppin@aol.com. I would be happy to come to your park and discuss topics that are relevant to MH owners such as tree maintenance, rent increases, leases and the Landlord and Tenant Act (LTA).

"I have become very involved with activities in our park. We just had a two day yard sale last weekend and in fact, I'm hosting an oldies sing a long tomorrow, Thursday, evening. In addition, I have fired up our "old" resident's FB page. I have permission from management to put up a "permanent" poster at the mailboxes for the FB page and the member requests are flowing in daily. This is only park wide, 300 homes, but I am using the FB page to not only promote activities but also AAMHO on a regular basis. In this past week during the yard sale and FB, I have talked to several people and passed out several AAMHO apps and info. In addition, I am able to invite our neighboring ELS properties to our in-park activities, once again. It's a start, after Covid, to begin to meet new residents, bring folks together to discuss any concerns and suggestions they may have. I have also taken the reins to get our BINGO license re-instated after it lapsed during covid. I feel the more visible I become with my neighbors the better my chances of putting a team together for AAMHO, to advance to other park-communities in the district. The benefit I have is that I have full support of our manager here in Central Park Village. She understands the benefit of bringing the residents together and creating a happy living environment for all! Contact me!" DeAnna Mireau, District 3 Director, Central Phoenix: Ph: 480-720-2069; dlmireau@msn.com

Knowledge is Peace of Mind! Know your Rights & Responsibilities in the "LTA" -AZ Law!

Posting Rants vs. Solving Problems in Your Park

By Kath Noble, AAMHO Park Model Director

One of the bigger problems for residents in Arizona mobile home communities is not knowing who to talk to in order to solve a problem. Too often a first instinct is to post a rant on Social Media. Unfortunately, your park manager is either unlikely to see your rant, or if they do, to respond with a positive solution. Local park resident groups and AAMHO exist to help you resolve your problems.

Need some help in knowing how to communicate with the parties involved? > > >

Not all parks have a residents' association or board to represent them. Few have a local AAMHO chapter that acts like a residents' "park issue committee". Social Media posts and complaining to other residents goes nowhere to solve any problems – this is simply venting and is ineffective for any resolution!

What works is communicating your concerns to either your park residents' group, to your park manager, preferably through email or in writing so your concerns can be tracked or, get in touch with your AAMHO District Director. What helps is being a member of AAMHO, taking a class on the Arizona Mobile Home Parks Residential Landlord and Tenant Act(LTA-101), or the Arizona Recreational Vehicle Long-Term Rental Space Act, reading AAMHO newsletters like you are now doing, and familiarizing yourself with the website (www.aamho.org),!

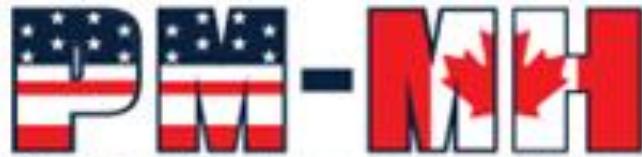
PS: You can also research your problem by using the new AAMHO Newsletter Article [Index](#) to see what has been published in previous issues.

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 previous home, as *not all* companies protect Manufactured or Park Model Homes! We encourage you to support our advertisers who help bring you the "AAHMO/AEMPRO

PM-MH Insurance LLC, has been a years-long supporter of AAMHO's goals and efforts.

Paid advertisements help to off-set printing & publication costs! Thank You! 😊



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AAMHO is Now in the Spotlight with Prime Partners in AZ

Just like the proverbial snowball gathering momentum and mass as it rolls downhill, AAMHO is busy gathering Community Partners around the State, not just adding credibility, but more importantly, they are offering their services! AAMHO serendipitously teamed up with a heat mitigation effort and study by ASU in their Knowledge Exchange for Resilience (KER) so that AZ folks will stop dying because of extreme heat in their older, metal-clad homes. Help is now available THANKS to our new-found partners!

On October 17 the AAMHO Board were invited to participate in a collaborative recognition ceremony sponsored by the "Grant Makers in Aging" hosted by the ASU Knowledge Exchange for Resilience (KER) with funds provided by the Virginia G. Piper Trust, in Maricopa County. A KER-made video highlighted AAMHO's (Mrs) Pat Sunia, District 1 Director, taking ASU's researchers and Corporate Partners with newly developed materials and "systems" to help some of the most needy and vulnerable residents in Park communities, with heat-reflective roof coating materials, window coverings, portable cooling stations, to name a few remedies.

On November 17 the AAMHO Board were invited and recognized again for our Educational outreach and information and member-strong resource sharing with the KER-led forum: Dr. Elizabeth Wentz, PhD, Associate Dean, Director and Principal Investigator, Dr. Patricia Solis, PhD, Executive Director, and about 30 of their highly skilled professional staff in specialties such as Law, Demographics, Mapping of Mobile & Manufactured Home parks studying patterns of property ownership and locations of housing loss, heat vulnerability and [avoidable] related deaths.

Dan Heath, Author, Speaker, Fellow at Duke Univ., CASE Center. Spoke from his new book, "Upstream ~ THE QUEST TO SOLVE PROBLEMS BEFORE THEY HAPPEN." Get it and share it! *Actually we (AAMHO) realized that this is- and has been AAMHO's hidden agenda: through Education of the LTA.* When Everyone knows the legal provisions, fewer abuses or problems are likely to occur!

On November 21 AAMHO Board members met at the U of A in Tucson with the "Alliance For Housing" community partners. Hosted by Dr Mark Kear, PhD, Dr Raye Winch; while Dr Brian Hull, ASU Law Department, etal participated via "Zoom".

Additionally many other new Partners include: Gail LaGrander & Assoc. Teresa, Maricopa County Public Health, Nutrition & Active Living; Cynthia Zwick & Maxine Becker, Wildfire; Maria Dadgar, Exec Dir of the Inter-Tribal Council of AZ; Dana Kennedy, AARP-AZ; SRP; Greg Burton, "AZ Republic", Sandra Day O'Connor College of Law, Cities of Mesa, Phoenix, Scottsdale, Tempe, Surprise; U.S. Census Bureau, 3M Co. and "Sky Cool", and many more Academic, and Community, State & Federal Partners.





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. Vehicle. Long-term Rental Space Act.

From: AAMHO "CONNECTIONS"

Address- for MAILING 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~