
AAMHO CONNECTIONS AEMPRO

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

HONESTY IS TRANSPARENCY IN ACTION *PRESIDENT PAT'S MESSAGE*



AAMHO has been very active over the last 18 months. Most significant is the passage of Legislative Bill HB 2381 regarding the Relocation Funds. This amends the current mobile home relocation and abandonment amounts in A.R.S. 33-1476.01 (c1) from \$7,500 to \$12,500 for a single-section mobile home and from \$12,500 to \$20,000 for a multi-section mobile home. This bill also raised the reimbursement amount that is received by a manufactured home owner if one cannot relocate the mobile home when a park is closed or changes use. By increasing the statutory reimbursement allowances, the fund will be able to provide needed financial assistance to the displaced tenants of the mobile home parks and prevent this population from potentially becoming homeless.

Four parks were closed this past year, mainly in the Phoenix Metro area. Those who have not yet moved will qualify for the raise in relocation funding thanks to AAMHO's work with Dept of Housing. Many of these homes may be too old and in no condition to move to another location, therefore they may qualify for 40% of the removal of their home, which had been just 25% prior to passage of HB 2381.

Within ninety days after the Legislative Session is over (September-ish) you can use the link www.aamho.org to download the newly revised Landlord and Tenant Act (LTA). If you have any questions call the AAMHO office 480-966-9566.

AEMPRO, our sister association and educational partner of AAMHO, has been very busy. Carol Judd, the Education Director, has been teaching Manager Certification classes, which have been well attended. These classes are being offered around the state for managers who want to do in-person certification classes. Elaine Mack and Jerry Martin are busy traveling near and far to teach free LTA classes to park residents, so folks understand the laws that affect them. If you would like a class in your park, call Connie

at the office 480-966-9566 and she can set one up for you. The more people who understand the laws, the easier it is to live in a park and work through resolving any issues.

The AAMHO Board has been saddened by the loss of two very dedicated District One Associate Directors. Due to family medical issues, Art Hidde has resigned effective immediately. Art was a tremendous asset to District One, assisting in many parks, working on the web-site and advertising. He will sincerely be missed. Wally Turner, who has been an Associate Director in this District for several years, has decided to resign and only work within his park, Palmas del Sol East. It is too difficult now for him to travel to other parks. Thank You to both Art and Wally, for your dedicated work for AAMHO members.

So now there is a huge need in District One, which is the greater Mesa area, for residents to learn the LTA and about AAMHO. There are many parks who need speakers, someone to answer questions and help grow membership. If you want to schedule a class in your park or want to volunteer in District One, call Pat Schoneck, 520-404-4539, I will be happy to explain what goes on, and *Where, What and How* you can help!

As we continue to work with ASU on heat resilience and legal assistance, we will be putting helpful info on our AAMHO website and sending out e-blasts to members to assist you in your community.

One last bit of exciting news is that a committee from AAMHO is now working with the Arizona Department of Housing to try to get enhancements to laws that are skipped over by managers and park owners even when residents have pointed out their rights from the LTA's. AAMHO continues to stand with and behind our members, doing everything possible to protect all of our rights.

Thank you for your continued support! We encourage you to promote stronger membership in your communities. Our Team is only as strong as our membership! Give us a phone call and we will gladly come to visit your community.

Pat Schoneck ~ patSchoneck190@gmail.com 520-404-4539

CORRECTION: In the last AAMHO newsletter, a flyer from "Rebuilding Together" listed painting services as part of their program. This was incorrect as painting is no longer included in the program services. The other services listed are correct. For more info go to <https://www.maricopa.gov/5214/Apply-for-Home-Improvement-Programs>

Watch where you walk!  I hide near stairs & plants!

AAMHO ~ MISSION STATEMENT

Our mission shall be to protect, preserve, and improve the welfare, rights, and benefits of its members, and to educate and enlighten the public to these purposes



Please contact the office to get membership applications, to have someone speak at your park, or any other important information to help learn your rights and responsibilities. Connie@aamho.org or call: (480) 966-9566 or, (800) 221-6955. The only way we can continue our mission without raising dues, is by your helping enroll more members! AAMHO membership is "cheap insurance"! At only \$35 per year, or \$60 for 2 years ~ we will send you information, send a speaker to your community or do what we can to help you increase membership in your park. Share AAMHO helpful information! We are willing to come visit your park community – *Just reach out to AAMHO!*

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 GET A WORKSHOP DATE IN YOUR PARK COMMUNITY ON THE CALENDAR! QUESTIONS? CONTACT ELAINE MACK: 602-803-1487 OR, E-MAIL: MACKELAINE22@YAHOO.COM



TIPS FOR "YEAR-ROUNDERS" ~ SAVE MONEY ON FOOD!

"Meals On Wheels" – Depending on your situation, you can pay a small amount or get meals delivered free of charge. Call your local Agency on Aging.

Meal Kit/Delivery Options for Seniors – Check out the best plans, \$6-10 average per meal plus weekly delivery charges of around \$10; some are ready-to-cook and eat (and quite good) whereas others involve actual chopping and cooking. Lots of choices for diet requirements available. There are cheaper, healthier things to eat than fast food, and the cost can be comparable. Brush up on those cooking skills!

Some residents form informal cooking groups with other residents and take turns buying food and cooking, eating in each other's homes or actually delivering the meals to their fellow cooks. This can work well, save money and actually be fun if you can agree on the arrangement, cost, type of meals, etc. You can try out various meal kits together using the "FREE BOX" promotions and save a lot of money! Ask your neighbors if they are interested!

Dear AAMHO,

During the last few years, during COVID especially, our lot rent only increased by a fairly small amount, one that we could afford with just a little belt-tightening. But this year we were shocked to get our three-month letter saying that our lot rent is increasing by hundreds of dollars soon. Many people in our park – especially those who are single or low income – are afraid that they will have to sell their home at our park and try to find a cheaper place.

What caused this jump and is there anything AAMHO can do to help us?

~An Arizona Mobile Home Park Resident

Dear Arizona Mobile Home Park Resident,

It may not help you feel any better but you are not alone in experiencing a big lot rent increase this year. Park owners have varying methods they use to determine increases in lot rent each year. Some locally-owned smaller parks may not see much of an increase, but many of us have, and yes, it shocked us, too.

If you happen to compare rent increases with your neighbors, you may be surprised to find that in some parks, the exact same type of home in a similar location may have different rents. My first recommendation is to ask for a sit-down meeting with your park manager to get an explanation of how they calculated your new rent. The purpose of meeting is to understand better how it was calculated but also to correct any possible errors.

As an example, ELS parks in Arizona base rents off of the "Market Rate" established each year by the President and Vice-President of the "Western Division of ELS Corporate" which includes the local CPI, or Consumer Price Index. The "Market Rate" is what a new owner moving in today will pay for lot rent. The ELS President and VP look across the state of Arizona -and they don't just look at mobile home parks but include rentals of various kinds, apartments, housing, etc. Other large corporations that own parks may use similar methods.

The CPI is a big factor in setting their Market Rate and can be looked up online. In today's economy the CPI is fluctuating monthly. By law, ELS has to inform its tenants of their rent increase 90 days before the increase on their anniversary date or lease expiration. To get to the 90-day limit they have to look at the CPI well before the 90 days. About 5 months before an anniversary date, the CPI will be used to compute the rate increase for that anniversary date. Example: a June 1 [effective] rate-increase date will most likely have the CPI from February 1 of the same year.

In the recent past, especially during COVID, the CPI was flat so an annual increase in rent was minimal at best. In the most recent past 24 months, our economy and inflation are all over the board and CPI has increased dramatically. As a lease expires and is up for renewal, the new CPI is used. For many using long term leases, they may have been falling behind the market rate for rent so may see bigger increases this year. In the graph below,

you can see the average CPI in one area of Arizona. Hopefully, rent increases will not be so extreme in 2024 if the downward trend continues.

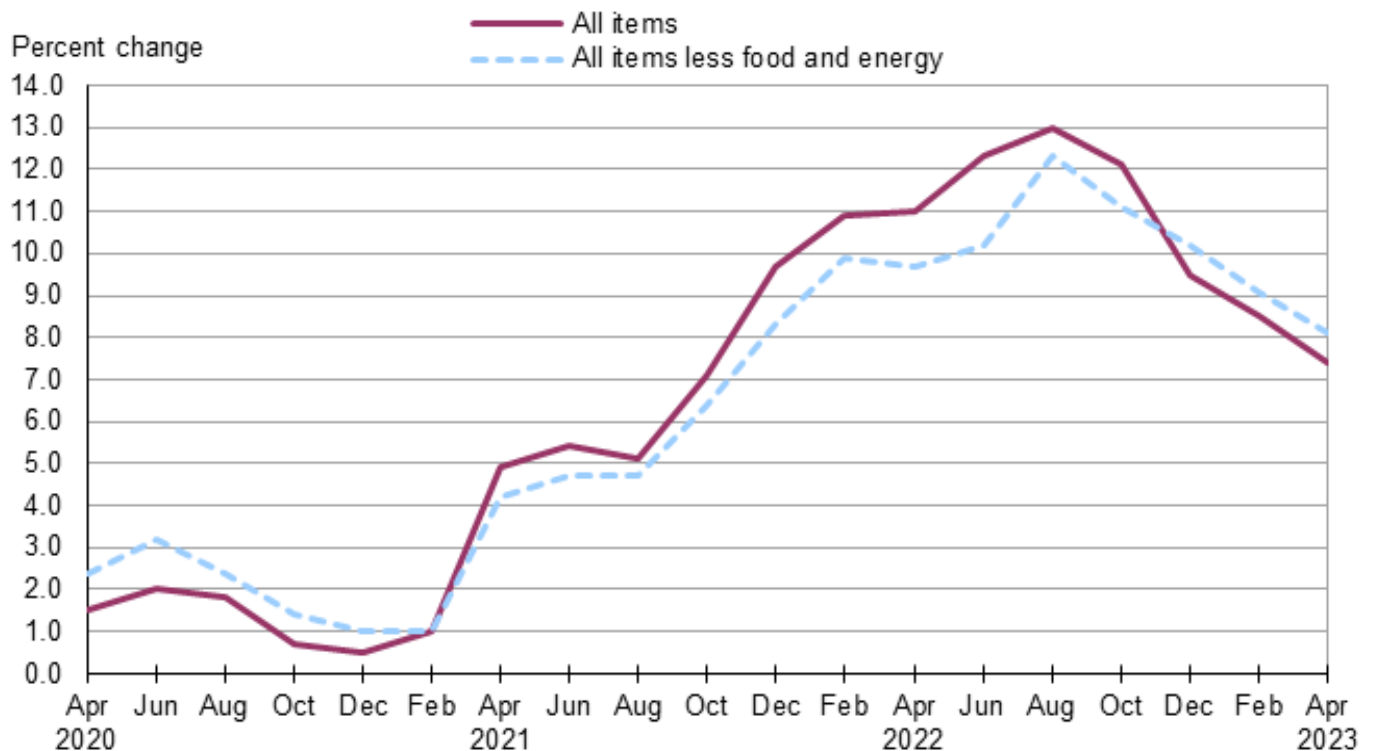
Bottom line is there is no standard amount for any one site other than what the market rate for rent was/is at the time a tenant first moves in. From that point the economy and thereby the CPI will impact an individual site rent in many parks.

This long answer is just one example: rates may be calculated differently in your park, but unfortunately the only way to keep rent increases down permanently would be for the Arizona Legislature to pass some sort of “rent control” or “rent increase cap”.

The more AAMHO members we have, the more pressure we can put on the legislature to pass such laws in the future. Cross your fingers however, this continues to be a work in progress. Most legislators respond to their voting constituents.

Note: Much of the info for this answer came from Mark Wilson, Monte Vista Community Association Chairperson, edited for space by the new AAMHO Newsletter Editor and AAMHO Board Member, Kath Noble. - Thanks, Mark!

Chart 1. Over-the-year percent change in CPI-U, Phoenix-Mesa-Scottsdale, AZ, April 2020–April 2023



Source: U.S. Bureau of Labor Statistics.



NEED HELP? CONTACT YOUR LOCAL COUNCIL ON AGING!

Your county Agency on Aging provides a clearing house for many programs offering resources to those over 60 and to some who qualify under the age limit. Although there are income qualifications for many of these programs, they vary and it is worthwhile to see if you qualify. Some programs take a hiatus over the summer, but apply anyway. Try the Helpline Number first since they know all the agencies offering assistance.

Waiting lists for weatherization/home repairs tend to be long. The Maricopa County Area Agency on Aging is redoing their website, so please call the listed Helpline number to get current information. You can also order a hard copy of their 60+ resource agencies for \$5 by calling the main number.

Other programs, such as grab bar/smoke alarm installation can happen very soon, especially if they are run through your local fire department. In Mesa/Apache Junction, call Brent Strickland at (480)644-3388 for an appointment to get two free grab bars installed if you are a fall risk for any reason. In other areas, try the numbers below or call your local fire district to see if they offer help.

Area Agency on Aging Contact Information by County

Visit the Area Agency on Aging website that corresponds to the county in which you need services. [Visit AZ Aging for statewide information](#) about the Area Agencies on Aging.

<p>Maricopa County</p> <p>Area Agency on Aging, Region One</p> <p>602-264-2255</p> <p>Helpline: 602-264-4357</p>	<p>Pima County</p> <p>Pima Council on Aging, Region Two</p> <p>520-790-0504</p> <p>Helpline: 520-790-7262</p>	<p>Yavapai, Coconino, Navajo, Apache Counties</p> <p>Area Agency on Aging, Region Three</p> <p>877-521-3500</p>	<p>Mohave, La Paz, Yuma Counties</p> <p>Area Agency on Aging, Region Four</p> <p>Mohave County: 928-753-6247</p> <p>Las Paz and Yuma Counties: 928-782-1886</p>
<p>Pinal and Gila Counties</p> <p>Area Agency on Aging, Region Five</p> <p>1-800-293-9393 or 520-836-2758</p>	<p>Cochise, Graham, Greenlee, Santa Cruz Counties</p> <p>Area Agency on Aging, Region Six</p> <p>520-432-2528</p>	<p>Navajo Nation</p> <p>Area Agency on Aging, Region Seven</p> <p>928-871-6869</p>	<p>Inter-Tribal Council of Arizona</p> <p>Area Agency on Aging, Region Eight</p> <p>602-258-4822</p>



Pet Summer Safety Tips for Extreme Heat



- **Water** - Give your pets plenty of fresh, clean water. Animals can get dehydrated very quickly especially in the heat.
- **Shade** - Make sure your pet has a place to go to get out of the sun. Try to keep them indoors during extreme heat.
- **Rest** - Do not over-exercise your animal in the heat. On a sweltering day, the best time to exercise your pet is in the early morning or late evening.
- **Watch** - Never leave your animals alone in a parked vehicle. In extreme heat, the temperature can rise in your vehicle very quickly. This can leave your pet vulnerable to heat stroke, which can onset very quickly.

Signs of Pet Overheating

Rapid panting
 Pale gums
 Thick, drooling saliva
 Wide eyes with a glassy look
 Unsteady gait
 Bright red tongue and skin
 Dizziness and lethargy
 Nausea, diarrhea and vomiting

-What to do if Your Pet is Overheating-

-Move your pet into the shade, or indoors where it's cooler;
 -Use a fan to blow air on your pet;
 -Wet your pet's coat with cool water to; to lower his body temperature;
 -Offer cool water if the dog will take it;

If these tips above do not seem to be working, place ice packs or wet towels in the groin area, armpits and neck. Contact your veterinarian for further guidance.

Dog Breeds Particularly Susceptible to Overheating

Certain dog breeds - including Bulldogs, Pekingese, Shih Tzu's, Pugs and Boston Terriers - require extra care in the heat. These breeds become susceptible to the effects of warm surroundings and exertion more quickly as they do not pant as efficiently as longer-faced dogs. *Remember to Protect your furry kids from Heat Stroke!*



~ Regular Happenings with AAMHO ~

Be sure to Visit the Website: www.AAMHO.org for Updates!

Can't find your copy of the LTA? Go to our Website!

There you'll also find previous issues of the "Connections" Newsletter

Also on the Website are Meetings, Classes, and Advertisers from specific entities who are beneficial to Mobile- RV, Park Model and Manufactured Home Living;

~ Join or Renew Membership on the Website;

~ Read about the Arizona Legislative Process on our Website!

~ Find HELP! On the AAMHO Website!



Legislative Updates

While the Arizona State Legislature is still in session, any bills that have been passed will become effective ninety (90) days after session ends – with the exception of those bills which were passed with an “emergency” clause. Bills passed with the “Emergency” clause take effect immediately upon the signature of the Governor!

One such “Emergency” bill was the amendment to ARS 33-1476.01, et seq... the Relocation assistance allowances were increased to \$12,500 for single-wide homes, and \$20,000 double- and multi-section homes. This will help those folks with immediate needs as they relocate their homes to new communities! This major step forward was only made possible with the collaboration of AAMHO and the AZ Dept of Housing staff.

Additional Legislative updates after Session closes. AAMHO will post any LTA updates or revisions to our website www.aamho.com in late September –or as soon as possible!



~ For ~~AAMHO~~ MEMBERS Only ~

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1(253)-606-3330 to enroll.

~ Partial listing examples of Legal Services available ~

*These prices are for AAMHO Members ONLY and are subject to change...
NO Membership Fee for either service!

If interested, SIGN UP online at: www.shieldbenefits.com/aamho/overview
A recent “Google” search, shows 4.5 of 5 Stars for customer satisfaction.

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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. 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~