

AAMHO CONNECTION



AAMHO Website: www.AAMHO.org | Email: info@aamho.org | Editor: carl.cross@asu.edu

COOPERATION NOT CONFRONTATION

Sandra McNary – Secretary
secretary@aamho.org

“Cooperation NOT Confrontation” is our mantra here at AAMHO. We are firm believers that as responsible adults it is possible to talk through conflict, misunderstandings and even anger. When we listen and truly work at *hearing* one another typically we can find a path to resolution.



I personally have been troubled recently by those communities that find themselves divided in opposing camps. Maybe we need to be reminded of the words of Abraham Lincoln: “*A house divided against itself cannot stand.*” (Lincoln’s words actually have their origin in a Biblical story in Matthew 22:12.)

Our manufactured home communities tend to become our families with friends who step in during times of illness or grief. Friends who play cards, shout “BINGO”, laugh and play together. Indeed, like any family we end up with disagreements. Hopefully we, like most families, can come to a place of cooperation not confrontation.

Divisions within our community will inevitably be visible to newcomers. Persons sharing unfounded complaints against management and other residents, are not only unattractive, but damaging to who we are as adults seeking to relax and enjoy our retirement.

When there are real issues to address, an AAMHO representative is willing to talk with members and management to seek resolution. We may not always succeed to every one’s satisfaction, but hopefully we will lay the ground work for positive communication.

I would urge each of us to ask ourselves if our words are hurtful or helpful. Damning or encouraging. Most of us experienced enough confrontation in our workplace. Those not yet retired are still there. Let’s work together to make our manufactured home community a place of cooperation.

“GIVING IS NOT JUST ABOUT MAKING A DONATION, it’s about *MAKING A DIFFERENCE*”

AAMHO’s sister organization, AEMPRO (Association for the Education of Manufactured, Park Model, & RV Home Owners) is an official 501(c)(3) Federal Tax-deductible non-profit corporation. AEMPRO is asking for your financial support to continue reaching out and teaching the *Arizona Mobile Home Parks Residential Landlord and Tenant Act* to community/park residents throughout the state.

The need is great to support our present and *additional* volunteers with the equipment, printing, computers, programs, projectors and many more items. The costs for the Educational equipment, general operation, and supporting the Volunteers reach the \$100,000 mark.

Help Make a Difference

Donate
Today

SEND YOUR DONATIONS TODAY

Make checks payable to AEMPRO. You will receive an official Federal Tax-Deductible Receipt.

AEMPRO
 2334 S McClintock Blvd
 Tempe AZ 85282
 Phone: 480-966-9566
www.aempro.org
 also www.aamho.org

DISABLED MESA VETERAN KEEPS HOME AFTER COURT RULING

Rebekah L. Sanders – Arizona Republic (Oct. 9, 2019)
Consumer Protection Reporter

Jim Boerner, a U.S. Air Force veteran, worried that he might become homeless. His mobile home was mistakenly sold at auction over property taxes that he had already paid. The county didn't recognize the payment until too late. Maricopa County officials scrambled to figure out what to do after *Call For Action* at *The Arizona Republic* brought the story to international attention.



The case went to court, and a judge ruled Boerner could keep his home.

"I'm really happy," Boerner said shortly after learning the news.

"(I'm feeling) relief and recovery here from pretty much every angle you can think of. It was hard. There have been a lot of sleepless nights. I don't begrudge anybody for the mistakes. ... Eventually, everybody did the right thing."

Boerner, 49, suffered spinal and brain injuries during military training years ago. With a small amount of savings, he purchased the mobile home in 2017 to grow old in. "I love my home. I love my neighbors. ... This was my nest egg."

Boerner thought he had been accepted into a tax abatement program for people with disabilities, but the county never had a record of it. A sheriff's deputy knocked on his door in June to notify Boerner that his home could be sold for non-payment of taxes. Fearful of losing his home, Boerner made a \$405.70 payment on June 13 to pay his 2017 property tax bill. But the Sheriff's Office, which is responsible for auctioning property to cure delinquent taxes, said it wasn't aware of the payment until after the home was sold. Boerner's home was auctioned on June 20, seven days after the payment was made.

Officials from the Sheriff's Office and Treasurer's Office, which collects taxes and issues delinquency notices, traded blame. The two offices have improved communication since then, officials said. "I am glad that justice has finally been realized and that Mr. Boerner legally has his home back," Treasurer Royce Flora said in a written statement. "I'm disappointed that it took so long and caused unnecessary stress for him."

After the auction, the winner, Lester Payne, demanded Boerner pay him as much as \$52,000 to keep the home. Boerner had purchased it two years before for about \$30,000 in cash. He said he couldn't afford to buy it again and didn't feel it was right that he should have to. Payne did not immediately respond to a request for comment from *The Republic*. The county directed Boerner's attorneys to file a lawsuit to overturn the sale. A judge concurred.

"(T)he sale of the Mobile Home ... is void," Maricopa County Superior Court Judge James Smith wrote. "James M. Boerner shall be entitled to redeem the Mobile Home."

Boerner said the debacle cost him thousands of dollars. He was unable to leave his home for fear of eviction, which crippled his small home business of buying, repairing and selling guitars, Boerner said. Boerner said the \$8,000 that donors raised for him through GoFundMe has helped but hasn't covered everything.

Supporters can patronize his online guitar shop at [facebook.com/VintageStringsandNewerThings](https://www.facebook.com/VintageStringsandNewerThings) or donate at [gofundme.com](https://www.gofundme.com).



SAVE THIS DATE

2020 Annual Meeting of Members

Where: Tucson, AZ
Date: February 29, 2020
Time: 9:00-1:00

Pima County Housing Center
801 South Congress Street
Tucson, AZ 85745

Your chance to visit:

- Kartchner Caverns State Park
- Tombstone, Arizona
- Pima Air & Space Museum
- and much more...

Contact Your State Legislator

Legislative advocacy starts with you

Janice Burnett – Legislative Director
legislativedirector@aamho.org

Please reach out to your

- ✓ Two Arizona House Representatives
- ✓ One Arizona Senator

with a one paragraph e-mail introducing yourself as a resident and registered voter in their District. Let them know you are residing in a manufactured home on rented land and are interested in working with them to understand the issues and concerns of manufactured home owners.

Please feel free to mention you are a member of the Arizona Association of Manufactured Home, RV & Park Model Owners. Include your home address, email address, and phone number.

How to locate your District and your Legislators:

www.azleg.gov

- ✓ Find My Legislative District
- ✓ Find My Legislators

AAMHO appreciates your help in this “grass roots” effort to work closely with our Arizona Legislature. Please let us know if you are successful in corresponding with them.

CELEBRATING OUR OFFICE MANAGER!

Eileen Green – President
president@aamho.org

Connie Hancock is part of the AAMHO and AEMPRO teams.



**MAY YOU BE PROUD OF
THE WORK YOU DO
THE PERSON YOU ARE
AND THE DIFFERENCE
YOU MAKE**

We appreciate your dedication and all the continued hard work and special things you do for our Boards, members and non-members. Connie is an invaluable asset. Please let Connie know that you appreciate her efforts by calling her at 480-966-9566.

WE NEED YOUR SUPPORT

Pat Schoneck – Membership Director
pschoneck@juno.com

There are 350,000 residents living in Manufactured Homes and only 1% supporting AAMHO.

The primary purpose of AAMHO is to propose and support legislation that will enhance the manufactured home life style. It monitors and opposes that legislation which is unfavorable towards park residents. If we did not have a lobbyist that watches every bill that goes before legislature, new bills could pass any law they wanted and there would be no one to stop them.

Park meetings, LTA Classes, and personal contacts have been very successful in getting new members. However, people move out, there are people who do not read the membership renewals notices and just throw away the mail as regular bills are all done electronically, and some have never been active and don't understand the necessity of membership. All this is causing a tremendous drop in membership.

Every member needs to step up to the plate and talk to residents in their park about the importance of AAMHO. For information on what you can do, call Pat Schoneck at 520-404-4539 and she will give you a list of former members, come to your park and talk at a meeting, and provide you information on what is happening in the Legislature that can have a big effect on the laws in the next few years.

PLEASE contact us to come to your park and explain what is going on or let us send you material that you can use to talk to residents in your park. YOUR HELP IS NEEDED AND WOULD BE VERY MUCH APPRECIATED.

PARK MEETINGS AND CLASSES

Eileen Green – President
president@aamho.org

Meetings, including classes, to discuss issues relating to mobile home park living are allowed in common facilities and you are allowed to post notice of a meeting on a bulletin board and in a newsletter. This *right* appears in our *Arizona Mobile Home Parks Residential Landlord and Tenant Act*.

Please invite me to your park to explain what AAMHO is all about. I will be happy to attend any park in the state. No matter how many members you have or how many units are in the park. Contact me at (717) 574-4137 or president@aamho.org.

I KNOW WHERE YOU LIVE

Pat Schoneck – Membership Director
pschoneck@juno.com

Well members, I have been waiting for invitations to your Park. Now I am going to start calling members and ask to be invited. If that doesn't work, I may just show up at your Park.

There is lots going on with legislation and we need to step up our membership and show them that we have strong backing to our organization. There are 350,000 people living in Manufactured Homes and only 1% of them belong to AAMHO.



If you understand how important the Landlord Tenant Act is, you must realize that we need numbers to get the job done. I can tell you that Legislators and Park Owners have the feeling you don't care. Or are just too complacent to spend \$35 to protect your rights.

Please invite us in to explain what it is all about, teach Landlord Tenant Act classes so you know your rights. Everyone interprets laws a different way and you need to know the correct way. If you have problems, we know who to refer you to so it is taken care of.

We also need people to serve on committees, talk to residents, work with Managers, look for ways to write new rules that will give you even more protection. The AAMHO Officers cannot carry this load on their own. Many of you have talents that can help. Please give me a call and see how you can share with all of us.

WE MUST STAND STRONG

Contact me: pschoneck@juno.com – 520-404-4539

LOOKING TO SELL?

Eileen Green – President
president@aamho.org



You could lose a potential buyer of your home should they be notified by the sales office of items that need to be done for the home to qualify before they can move into the community.

It is beneficial to have management look at your home prior to listing it for sale to bring any items to your attention that need to be addressed. You may need to ask for the current community/park Statement of Policy and Rules and Regulations.

Discussions with the potential buyer and you, as the seller, should review any issues prior to the anticipated closing date.

Some of the most common items addressed by managers and landlords are:

- ✓ Sheds: Number and Size
- ✓ Paint: Faded or Peeling
- ✓ Carport: Cracking of cement or blacktop

AAMHO wants you to be aware of what the Landlord Tenant Act says:

ARS §33-1452 C. New Tenant who brings in or purchases an existing mobile home shall comply with all current Statements of Policy and Rules and Regulations including those pertaining to size, condition and appearance.

ARS §33-1452 D. New Tenant who purchases an existing mobile home shall comply with all current Statements of Policy and Rules and Regulations except the landlord shall not require the replacement of siding and skirting unless the replacement will significantly change or improve the appearance of the mobile home.

SOUTHWEST FAIR HOUSING COUNCIL WINS ASL VICTORY

Tucson Office – (520) 798-1568
Phoenix Office – (602) 252-3423
<http://swfhc.com>

Regional Housing Management Company to revise policy on American Sign Language interpreters

Southwest Fair Housing Council (SWFHC) was instrumental in pre-litigation settlement of claims that Monarch Investment & Management Group — a major regional housing management company — failed to provide American Sign Language (ASL) interpreters to prospective tenants in Colorado, Arizona and Michigan.

After receiving complaints from current tenants of Monarch properties, the Denver Metro Fair Housing Center, the Southwest Fair Housing Council, and the Fair Housing Center of West Michigan engaged in systemic disability-related testing of Monarch. Their testers contacted leasing agents at Monarch properties and found a consistent pattern of refusal to provide ASL interpreters, suggesting a company-wide policy or practice.

In response to the demand letter, Monarch agreed to a resolution with the fair housing groups that requires Monarch to adopt a robust ASL interpreter policy, establish an ASL interpreter fund, engage in affirmative marketing to people with disabilities, train its employees on the provision of ASL interpreters, and compensate the organizations for time spent investigating the matter.



The ASL interpreter fund requires that each Monarch property maintains sufficient funds to ensure that an interpreter can be hired whenever necessary. As part of an affirmative marketing commitment, the settlement also requires Monarch to conduct outreach and provide information about available units to organizations that help people with disabilities find housing.

Reprinted from the Southwest Fair Housing Council newsletter: May 14, 2019

MEETINGS AND CLASSES SCHEDULED IN NOVEMBER & DECEMBER

Saturday, November	9	10:00	District 1 Meeting	Hacienda de Valencia, Mesa
Thursday, November	14	9:00	Board of Directors Meeting	AAMHO Office, Tempe
Friday, November	15	9:00	Manager Certification Class	AAMHO Office, Tempe
Saturday, November	23	10:00	District 4 Meeting	Friendly Village Estates, Tucson
Thursday, December	12	9:00	Board of Directors Meeting	AAMHO Office, Tempe
Friday, December	13	9:00	Manager Certification Class	AAMHO Office, Tempe

We are very pleased to have a representative from Southwest Fair Housing Council join our team for the certification classes. This gives the managers two certificates that are required for their position.

A current listing of all meetings and classes is available on our website: www.aamho.org

We are planning to distribute the *AAMHO Connection* newsletter via email to members who live in Canada during the summer months. Currently, the newsletter is not forwarded to Canadian addresses which means all our Canadian members do not receive it during this time. If you live in Canada during the summer, please complete and return this form providing us with your email address to: AAMHO, 2334 S. McClintock Drive, Tempe, AZ 85282-2674.

Name: _____ Membership Number: _____

Arizona Address: _____

Email Address: _____

COMPARE AND SAVE!

We can insure park models, manufactured homes and modulars.
We have a company to fit your needs.

COVERAGES

Manufactured Home	\$40,000	\$50,000	\$60,000	\$80,000
Adjacent Structures	4,000	5,000	6,000	8,000
Personal Contents	20,000	25,000	30,000	40,000
Additional Living Expenses	8,000	10,000	12,000	16,000
Personal Liability	100,000	100,000	100,000	100,000
Medical Payments	1,000	1,000	1,000	1,000
Flood	Included	Included	Included	Included
Premium Per Year	\$316	\$352	\$386	\$467

**Payments above are sample quotes; your specific policy may be different.*

Program Highlights:

- No Credit Check, No Hidden Fees
- Stated Value Policy
- Replacement Coverage For Home And Contents..... NO DEPRECIATION
- Standard Direct Only Represents Companies That Are Rated A- (Excellent) Or Better By AM Best For Financial Strength
- EFT, Credit Card And Monthly Payments Available



**Your Manufactured Housing
Insurance Specialist**

800-522-0146

www.stdins.com

This is a brief illustration of current rates that are subject to revision. The insurance company reserves the right to accept or reject applications for insurance upon review of all underwriting information. Rates may vary due to age of customer, age or location of home and home use.

AAMHO 10-2018

Standard Direct Insurance has underwritten the printing costs for this edition of the newsletter.

DO YOU LIKE OUR NEW LOOK?

Sandra McNary – Secretary
secretary@aamho.org



Obviously, there are days when we are exhausted. Membership Director Pat Schoneck has put in 9,000+ miles so far this year, and President Eileen Green leads LTA classes for mobile home community managers every month in addition to her many on-site community meetings.

The Legislative Committee has been diligently searching through hundreds of pages of legislative proposals for the new legislative session. Working with our lobbyist, Dana Paschke, they seek out proposals that would affect manufactured home and park model owners and begin strategizing to protect all of us from negative legislation.

All Board members scurry around their districts holding meetings, answering questions, assisting with membership drives.

The good news is – WE NEVER BREAK OUR FUNNY BONES! There is always a story to tell, a laugh to share, a success to celebrate.

Hats off to the AAMHO Board for their dedication to the 350,000 manufactured home residents we represent. You are invited to share the load . . . tell others of your commitment to AAMHO and urge membership sign ups. You can help put some meat back on those bones!

MOBILE HOME PARK CLOSES

Claire Rafford – Arizona Republic (8/11/19)
claire.rafford@arizonarepublic.com

Roadrunner Lake Resort, a long-standing mobile home park near Scottsdale, closed permanently on August 4th as hundreds of residents left the place they thought would be their home for decades.

Affordable mobile home parks across the Valley are closing in favor of new development. This 55+ park appears abandoned, with furniture and clothes left behind and dozens of empty homes remaining.

A former resident said the community of more than 600 residents used to be a thriving, fun place to live with clubs and activities for those living in the park.

A lawyer for former residents said, sales staff for years told people that there was a 99-year lease on the property with the Salt River Pima-Maricopa Indian Community. However, the lease was actually set to expire on August 4, 2019, and the SRPMIC did not intend to renew it.

Park managers should have informed mobile home owners of the real expiration so people would make their own decision about whether or not they wanted to buy property there.”

Documents show the park opened on tribal land in 1969 with a 25-year lease, which was renewed for another 25 years in 1987.

On July 11, signs were posted around the park, informing residents that as of August 5, “any persons remaining on the property will be trespassing.” They will be evicted, and “no extensions will be granted,” said a tribe spokeswoman. Tribal officials in 2018 said they gave residents “ample time” for “closure and transition of the park.”

After park managers announced the property would close, they asked residents to give up their rights to sue the park in exchange for the management company buying their homes. But residents say they were paid less than the homes were worth.

The management company said park management “communicated regularly with the residents” about the status of the lease, and the company did assist residents with relocation.

The SRPMIC has no plans currently for the land. “The first consideration will be to evaluate the condition of the land and develop a remediation plan for any clean-up efforts.”



2334 S. McClintock Drive
Tempe, AZ 85282-2674
480-966-9566 ~ 800-221-6955

CO-OPERATION NOT CONFRONTATION



Every household will have the option of responding online, by mail, or by phone. Depending on how likely your area is to respond online, you'll receive either an invitation encouraging you to respond online or an invitation along with a paper questionnaire.

Census workers will be visiting parks beginning in November 2019 and handing out information through May 2020.

The Census Center is looking for temporary workers \$18.00 to \$20.00 per hour. There are a wide variety of full-time and part-time jobs for all levels of experience.

Contact: Danny Dever, Partnership Specialist
Dallas Regional Census Center
Mobile: 602-315-2146
danny.m.dever@2020census.gov

A HISTORY OF THE MOBILE HOME

Don Bremer – District 2 Assoc. Director
dfb1945@yahoon.com

The *House Trailer* arrived on the scene in the 1910s as a means of increased livable mobility for people looking for employment or relocating across the country. It continued to grow in popularity throughout the 1930s and 40s as a fixture of recreational traveling. Today, the term “house trailer” is used erroneously to describe manufactured and mobile homes, often in a derogatory context.

Then the *Mobile Home* came on the scene, a factory-built housing structure constructed before June of 1976 that is able to be moved to a permanent location. A factory-built home after June of 1976 is a *Manufactured Home* that is moved to a permanent location and built to a set of national standards.

Some parks have RV (Recreational Vehicle) sections. The first RVs were customized cars built around 1910. The 1930s saw manufacturers begin to make travel trailers.