

# CONNECTIONS



AAMHO Website: [www.AAMHO.org](http://www.AAMHO.org) | Email: [info@aamho.org](mailto:info@aamho.org)

## From the Desk of Your AAMHO President Eileen Green

"Thank You" to the AAMHO members who contacted their senator and representatives to support our legislative agenda this year. Your continued support enables AAMHO to engage the services of *Policy AZ* with lobbyist Dana Paschke and Zach Tretton. Their superb team works diligently – *and successfully* – to ensure AAMHO interests are protected.

2021 is a victorious year for AAMHO!!! Two major pieces of legislation have been passed and signed by Governor Ducey: First, Senate Bill 1259 clearly identifies the language for a "caregiver" under the Landlord Tenant Act and is in concert with current federal law; and, House Bill 2331 which extends the time frame for the sale of a mobile home due to delinquent taxes to 18 months. *The texts of both bills are included at the end of this newsletter.*

The Southwest Fair Housing Council has sent AAMHO a notice regarding Executive Order 13988 on preventing and combating discrimination on the basis of gender or sexual orientation. I have also

included this memorandum for your perusal.

As you can easily see, your AAMHO dues dollars \$\$\$ are at work protecting your interests 24/7 ... thank you for your support!

## Welcome New AAMHO Members!!! *(January-February, 2021)*

Shirleen & Lori Berkelo, *Superstition Buttes*; Stan & Barbara Braaten, *Palmas Del Sol East*; Lorenzo DeLaCruz, Jr., *Rio Vista Estates*; Richard Demars, *Glenhaven Estates*; Linda Gerle, *Las Palmas Grand*; Ron & Candis Harsh, *Voyager RV Resort*; Krysta Kavenaugh, *Swan Lake Estates*; Tina O'Neil, *Country Meadows*; Paul & Marti Smyton, *Boulder Ridge*; Roger & Sally Snyder, *Sierra Vista Mobile Village*; Gordon & Ellen Swenson, *On the Greens*; and Howard & Jan Weiss, *On the Greens*.

This is a great start for the New Year ... let's keep the momentum going!!!

Growing AAMHO membership is not just a “nice thought”, it’s a necessity! We need you to be an ambassador for AAMHO.

For recruiting, concentrate on your park neighbors and friends. Let them know AAMHO is the only association engaged in protecting their quality of life as a manufactured home owner. This is accomplished by diligent work with the Arizona legislature by our AAMHO Lobbyist under the direction of the Board. Look under “News” on the AAMHO website for a listing of legislative items.

Of course, AAMHO works with AEMPRO to provide excellent training for members about the Landlord Tenant Act. *And*, AAMHO volunteers are prepared to help assist members by answering questions they submit to the office via phone or email. AAMHO is a great association, so let’s go recruit with a positive attitude!

Many thanks, Pat Schoneck  
AAMHO Membership Director  
520-404-4539 // pschoneck@juno.com

### **Help Schedule a Landlord-Tenant Act Workshop**

As soon as park communities are allowed to open their common areas and welcome the return of educational programs, AAMHO and AEMPRO encourage you to help us facilitate our **LTA 101 Landlord-Tenant Act Workshop** at your community. This program offers you the opportunity to discover how to navigate the LTA and find the answers to questions that may arise in your park community. Responsibilities of both the tenant and landlord are discussed; what is

legally required in a rental agreement; and a discussion about the Arizona Relocation Fund. The LTA 101 Workshop provides valuable information you can, *and will*, use.

**AEMPRO** is a 501(c)(3) organization offering educational programs to park communities. All donations are tax deductible. Please help! Visit [aempro.com](http://aempro.com) to volunteer and/or donate.

If interested, please contact either Eileen Green (*AAMHO*) at 717-574-4137 // [president@aamho.org](mailto:president@aamho.org) Or Pat Schoneck (*AEMPRO*) at 520-404-4539 // [pschoneck@juno.com](mailto:pschoneck@juno.com)

### **✓ CHECK YOUR INSURANCE POLICY**

Throughout the year you may be asked by your management to provide them with information about your current insurance coverage.

Some ask that they be added to your policy as “*additional insured*”. Most carriers will not do this for the following reason. Unless the community has a financial interest in your home, (*and few do*) they should **NOT** be listed as an additional insured. This means that if you have a covered loss, say from fire or other damage, the check from the insurance company would be made out to **both** you and the community owner.

Managers or owners have a right to know that you do carry insurance and with whom, so they could be added to your policy as an “Additional Interest”. This means that they will receive a copy of your policy as well as renewals and cancelations but if a claim payment was

made their name would **NOT** be listed on your check. Adding the community owner as an "additional interest" is a common practice.

## The Care and Feeding Of Your Home

### Taking Care of Your Home/Space Whether You Own or Rent

Check around the base of your house for holes or openings where rodents or insects may have invaded. Pack Rats (*are awful!*); termites are very destructive and fairly common; Black Widow and Brown Recluse spiders and/or Scorpions are not nice, they can/will bite and are poisonous.



If you discover Bees' nests!! Contact your County Health Department (*usually*) the Environmental Health Section. You will NOT get any honey from a wild nest that stays around for more than a day or two! Most wild bees will swarm around their Queen in a tree or higher shrub for a day or two just to rest during migration to a more permanent home. Do NOT approach or disturb these bees unless you are a trained wild bee handler! Call your County Health Dept., ASAP!

Also check around the base of your house for Dry Rot, and weathered or chipped Paint, whether your house is ground-set or raised. Get it repaired as soon as possible! It not only looks unsightly, but disrepair will lead to further decay and/or bug infestation! Little "touch-ups" can prevent big repairs later!

Keep weeds pulled, sprayed or use a pre-emergent. We are responsible for

maintaining our lots. Keep bushes trimmed all-around (*top, sides and just above ground level*). Especially at ground level – it keeps critters from nesting under the bushes or shrubs!

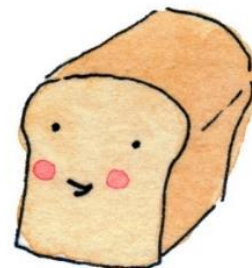
Keep tree limbs from rubbing, or overhanging eaves and gutters, or neighboring homes; rake up leaf-litter. Too much leaf-litter will attract unwanted pests and molds; it can also drift into a neighbor's yard – *a potential source of conflict* – and easy to avoid.

Keep your carport tidy and free of debris. Again, this is Arizona – we have native critters that love to find unattended nooks and crannies to make their nests – and cause other problems!

If you are unable to do these chores, don't be afraid or shy, *Ask For Help!*

It's Our Community, it's Our Home! Looking out for *each other* such as a neighbor who might be having difficulties ... it might be you or me someday. A little Kindness and Respect to our neighbors goes a long way in achieving a harmonious living environment.

## Food for Thought!



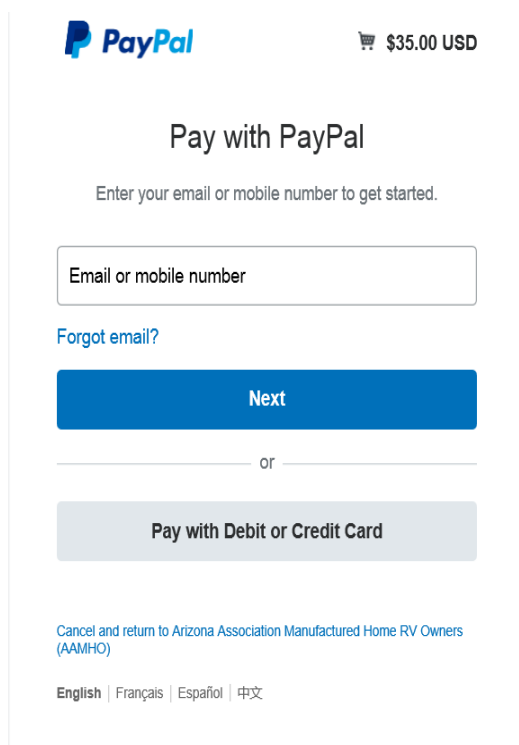
***Bread is like the Sun...***

***It Rises in the Yeast –  
and Sets in the Waist!***

## AAMHO.ORG Website

To join AAMHO or renew your existing membership, simply visit the website AAMHO.org where you can pay by credit card or PayPal ... your choice!

See the snapshot below ... you have the option to pay thru your PayPal account or scroll down below the bright **BLUE** bar where it says " – or –" " **Pay with Debit or Credit Card**".



The screenshot shows a PayPal payment page. At the top left is the PayPal logo, and at the top right is a shopping cart icon with the text "\$35.00 USD". The main heading is "Pay with PayPal". Below this is the instruction "Enter your email or mobile number to get started." There is a text input field labeled "Email or mobile number". Below the input field is a link "Forgot email?". A prominent blue button labeled "Next" is positioned below the input field. Below the "Next" button is the word "or" centered between two horizontal lines. Below the "or" is a grey button labeled "Pay with Debit or Credit Card". At the bottom left, there is a link "Cancel and return to Arizona Association Manufactured Home RV Owners (AAMHO)". At the bottom, there are language options: "English | Français | Español | 中文".

We look forward to your continued support! If you have questions or difficulties, please call Connie at the AAMHO office: 480-966-9566 or 800-221-6955, Tues- Fri 9:00am – 4:00pm.

## Legislation Passed in 2021

33-1413.03. Care givers

Pursuant to State and Federal Fair Housing Laws, a resident who has a disability as defined in Section 41-1491

may have one or more persons occupy the resident's mobile home to provide necessary live-in health care, personal care or supportive services if the care or services are necessary to afford the resident with a disability an equal opportunity to use and enjoy the dwelling. The landlord shall not charge a fee for the persons rendering live-in health care, personal care or supportive services. The persons rendering live-in health care, personal care or supportive services have no rights of tenancy, and any agreement between the resident and the persons rendering live-in health care, personal care or supportive services does not modify any term or condition of the rental agreement between the landlord and tenant. The persons rendering live-in health care, personal care or supportive services shall comply with the rules and regulations of the mobile home park.

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.

## **Implementation of Executive Order 13988 on the Enforcement of the Fair Housing Act**

From Jeanine M. Worden, Acting Assistant Secretary for Fair Housing & Equal Opportunity, February 11, 2021

On January 20, 2021, President Biden issued Executive Order 13988 on Preventing and Combating Discrimination on the Basis of Gender Identity or Sexual Orientation. The Executive Order addresses the Supreme Court's recent decision in *Bostock v Clayton County*; which held that the prohibitions against sex discrimination in the workplace contained in Title VII of the Civil Rights Act of 1964 extend to and include discrimination on the basis of sexual orientation and gender identity. Relying on this landmark decision, the Executive Order directs every federal agency to assess all agency actions taken under federal statutes that prohibit sex discrimination and to fully enforce those statutes to combat discrimination based on sexual orientation and gender identity. HUD's Office of General Counsel has concluded that the Fair Housing Act's sex discrimination provisions are comparable to those of Title VII and that they likewise prohibit discrimination because of sexual orientation and gender identity. Therefore, I am directing HUD's Office of

Fair Housing and Equal Opportunity (FHEO) to take the actions outlined in this memo to administer and fully enforce the Fair Housing Act to prohibit discrimination because of sexual orientation and gender identity.

At the core of this Department's housing mission is an endeavor to ensure that all people peacefully enjoy a place they call home, where they are safe and can thrive, free from discrimination and fear. Yet, this ideal remains unrealized for lesbian, gay, bisexual, transgender, and queer-identifying persons, who have been denied the constitutional promise of equal protection under the law throughout most of American history. Courts and governments have routinely withheld legal legitimacy from loving couples because of their sex and denied many persons the freedom to express a gender that defies norms. These injustices have perpetuated across our civic institutions: the workplace, the marketplace, places of education, and many others. But among the most personal and fundamental of these institutions is housing, where, when granted the protection of fair housing law, we all can enjoy the happiness and freedom to love whom we choose and to safely express who we are.

We know this discrimination is real and urgently requires enforcement action. HUD-funded housing discrimination studies indicate that same-sex couples and transgender persons in communities across the country experience demonstrably less favorable treatment than their straight and cisgender counterparts when seeking rental housing.

Over the past 10 years, the Department has sought to address housing discrimination on the basis of sexual orientation and gender identity to the extent possible in a dynamic public policy and legal landscape. Beginning in 2012, HUD promulgated a series of rules to ensure that every person has equal access to HUD programs without being arbitrarily excluded, regardless of their sexual orientation, gender identity, or marital status. In its 2016 harassment rule, HUD reaffirmed its legal interpretation that the Fair Housing Act's protection from discrimination because of sex included discrimination because of gender identity. Also in 2016, FHEO instructed regional offices that discrimination because of real or perceived gender identity is sex discrimination under the Fair Housing Act, and that discrimination against persons because of sexual orientation may be sex-based discrimination when motivated by perceived nonconformity with gender stereotypes.

This limited enforcement of the Fair Housing Act's sex discrimination prohibition, while a step forward, is insufficient to satisfy the Act's purpose of providing fair housing throughout the United States to the full extent permitted by the United States Constitution. It is also inconsistent with the Supreme Court's interpretation of discrimination because of sex under *Bostock*, and it fails to fully enforce the provisions of the Fair Housing Act to combat discrimination on the basis of sexual orientation and gender identity in accordance with Executive Order 13988. For these reasons, I have determined that the following actions are necessary.

Effective immediately, FHEO shall accept for filing and investigate all complaints of sex discrimination, including discrimination because of gender identity or sexual orientation, that meet other jurisdictional requirements. Where reasonable cause exists to believe that discrimination because of sexual orientation or gender identity has occurred, FHEO will refer a determination of cause for charge by HUD's Office of General Counsel. Moreover, if discrimination because of gender identity or sexual orientation occurs in conjunction with discrimination because of another protected characteristic, all such bases shall be included within the complaint, investigated, and charged where reasonable cause exists. Similarly, FHEO shall conduct all other activities involving the application, interpretation, and enforcement of the Fair Housing Act's prohibition on sex discrimination to include discrimination because of sexual orientation and gender identity.

This memorandum also affects state and local agencies that enter into agreements with the Department under the Fair Housing Assistance Program (FHAP), pursuant to which such agencies process discrimination complaints under laws that the Department certifies as "substantially equivalent" to the Fair Housing Act. In order for FHAP agencies' laws to remain substantially equivalent, they must be administered consistent with *Bostock*. To be consistent with *Bostock*, the state or local law either must explicitly prohibit discrimination because of gender identity and sexual orientation or must include prohibitions on sex discrimination that are interpreted and applied to include discrimination because of gender identity

and sexual orientation. HUD will provide further instruction and technical assistance to FHAP agencies on the implementation of *Bostock*.

Similarly, organizations and agencies that receive grants through HUD's Fair Housing Initiative Program (FHIP), in carrying out activities under these grant agreements, must interpret sex discrimination under the Fair Housing Act to include discrimination because of sexual orientation and gender identity. FHIP provides funds to public and private not-for-profit entities to conduct various activities to prevent or eliminate discriminatory housing practices. These activities provide important support to the full enforcement of the Fair Housing Act by informing the public about fair housing rights and obligations; detecting discriminatory conduct through investigation and testing; and assisting persons to file complaints and obtain relief through legal and administrative forums. HUD will provide further instruction and technical assistance to FHIP organizations on the implementation of this order.

In accordance with this directive to fully enforce the Fair Housing Act's prohibitions against discrimination because of sex, including sexual orientation and gender identity, FHEO Regional Offices, FHAP agencies and FHIP grantees are instructed to review, within 30 days, all records of allegations of discrimination (inquiries, complaints, phone logs, etc.) received since January 20, 2020. They are instructed to notify persons who alleged discrimination because of gender identity or sexual orientation that their claims may be timely and jurisdictional for filing.

The Department is committed to delivering the full promises of the Fair Housing Act. Our FHEO offices across the country are open and ready to assist persons who believe they have experienced discrimination because of sexual orientation or gender identity. We will collaborate with our FHIP and FHAP partners, particularly over the next several months, to fully engage our fair housing enforcement advocacy and public education efforts across the housing market to prevent and combat discrimination because of sexual orientation and gender identity. I am deeply proud of the Department's commitment to fair housing and the enormous contribution our FHIP and FHAP partnerships bring to the nation's fair housing mission. Together, I know we will forge a path to the eradication of housing discrimination for all.

### **AAMHO Contact Info**

AAMHO Office – Contact Connie at [info@aamho.org](mailto:info@aamho.org). Phone 480-966-9566 or 800-221-6955.

Send written correspondence to:

AAMHO  
2753 E. Broadway Road, 101-443  
Tempe, AZ 85204

# COMPARE AND SAVE!

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

## COVERAGES

<b>Manufactured Home</b>	<b>\$40,000</b>	<b>\$50,000</b>	<b>\$60,000</b>	<b>\$80,000</b>
<b>Adjacent Structures</b>	<b>4,000</b>	<b>5,000</b>	<b>6,000</b>	<b>8,000</b>
<b>Personal Contents</b>	<b>20,000</b>	<b>25,000</b>	<b>30,000</b>	<b>40,000</b>
<b>Additional Living Expenses</b>	<b>8,000</b>	<b>10,000</b>	<b>12,000</b>	<b>16,000</b>
<b>Personal Liability</b>	<b>100,000</b>	<b>100,000</b>	<b>100,000</b>	<b>100,000</b>
<b>Medical Payments</b>	<b>1,000</b>	<b>1,000</b>	<b>1,000</b>	<b>1,000</b>
<b>Flood</b>	<b>Included</b>	<b>Included</b>	<b>Included</b>	<b>Included</b>
<b>Premium Per Year</b>	<b>\$336</b>	<b>\$372</b>	<b>\$406</b>	<b>\$487</b>

*\*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



**Google Rating of 4.8**

*\*as of 03/17/2021*



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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