



San Marcos Mobilehome Resident Association

Mobilizer

Lloyd Rochambeau, President

March, 2015

IMPORTANT NOTICE

SMMRA'S GENERAL MEETING IS SCHEDULED FOR:

SATURDAY MORNING **MARCH 21, 2015**

AT **11:00 AM**

PALOMAR ESTATES EAST CLUBHOUSE
(650 RANCHO SANTA FE ROAD)

WHY ATTEND ??

HOW ABOUT A **FREE LUNCH** FOR OPENERS?
PLUS, MUCH MORE IMPORTANTLY, ARE TOPICS TO BE ADDRESSED AND
UPDATES ON ISSUES OF CONCERN TO MOBILEHOME OWNERS/
RESIDENTS IN SAN MARCOS:

- * **SAN MARCOS LEASE ACCORD** NEGOTIATIONS
- * ISSUES WITH PARK OWNERS/MANAGERS
- * CALIFORNIA ISSUES AND LEGISLATION
- * GSMOL (GOLDEN STATE MOBILEHOME OWNERS LEAGUE)
- * SMMRA'S NEW WEBSITE

PLAN ON ATTENDING...GET INFORMED ON IMPORTANT ISSUES...MEET
RESIDENTS FROM SAN MARCOS' **18** MOBILEHOME PARKS...PLUS A FREE
LUNCH. (RESERVATIONS ARE NOT REQUIRED)

City of San Marcos' officials and community leaders invited to participate

San Marcos' MH Residents' "Lease Accord" Challenges

Sandy Hrstich, Chairwoman, SMMRA Lease Accord

SMMRA leaders last met with Attorney Sue Loftin, and park owners on December 11, 2014. To date, SMMRA leaders and park owners have agreed to keep annual rent increases at 3/4% of CPI with a maximum of 2% for all San Marcos mobilehomeowners.

In return for keeping rents for current owners low, park owners are pushing for increased monthly rents on (turn-overs) mobilehome sales or homes that are pulled out and replaced with new models. SMMRA members have not agreed to this. Park owners propose a cap of \$200 increase, using the average of the three highest rents in the park, while SMMRA leaders would like to see it kept at the Mean or Average rent, with increases only going to those below the Mean/Average.

As of this writing, we have yet to discuss pass-throughs or dispute resolution. Park resident representatives have not come to terms with the length of the lease (5 years-20 years), nor the turn-over rent increases proposed by park owners.

Why is a Lease Accord (agreement) being discussed? The City is concerned with the costs of Rent Reviews and would like to see a long term agreement that would eliminate such reviews. They have contracted with Attorney Sue Loftin to mediate and attempt to formulate an Accord which would work for both Park Owners and Residents/homeowners

We are not at a point where we feel we can recommend any of what has been put forth to us in the form of increases to the cost of living in our parks to replace the city's rent stabilization ordinance, which provides for rent review hearings.

Early this month, Sue Loftin, Esq. sent an email to all who have been attending these meetings, notifying park representatives that she will be calling to set up a meeting with them, and/or HOA boards from each participating park.

SMMRA members who have been attending meetings at the city hall, for nearly 2 years, do not think there has been enough progress to warrant meeting with anyone just yet.

In view of the direction these meetings are heading, SMMRA has retained Attorney Bruce Stanton, who has valuable experience with mobile home resident issues.

SMMRA Retains Renowned MH Attorney

Tim Sheahan, Vice President Government Affairs

We are pleased to announce that SMMRA has retained renowned manufactured housing specialist attorney, Bruce Stanton, to advise us on matters of importance to our members.

Mr. Stanton has long ties to manufactured housing; in fact, he spent a portion of his childhood living in a manufactured home community and his father served as a GSMOL Chapter President. Bruce has specialized in manufactured housing law for over 25 years and been involved with several landmark legal cases, including *Yee v. City of Escondido*, which was heard by the U.S. Supreme Court in 1992.

He has also made significant contributions to GSMOL's legislative efforts at the State Capitol and represented homeowners up and down the state in rent review hearings, which makes us feel fortunate to have him advising us as we attempt to negotiate a fair and reasonable rental "Accord" lease for our constituents.

The generous contributions from members through the years is what enabled us to have the financial resources to retain an attorney at this important time—thanks to all of those who have helped build our Legal Fund—we hope you will consider additional giving so the fund is not depleted as we incur significant anticipated legal expenses in 2015.

Insure YOUR rights as a manufactured home owner

SMMRA's successful track record begins in 1992 and since has represented all San Marcos mobilehome-owners by working with city officials and GSMOL, at the State level, to secure you live in a safe environment and protect your financial investment.

For SMMRA to continue representing YOU we urge your membership and participation. Our Board meets the third Tuesday of each month at Palomar Estates East Clubhouse at **6pm**.

SMMRA's website <http://smmra.org/>

Cut along line



San Marcos Mobilehome Resident Association, Inc.

non-profit #C1847436

Membership Application

Please Print

Name _____ Spouse _____ Date _____

Mobilehome Park _____ Space # _____

Mailing Address _____ Zip Code _____

Email Address _____ Phone# _____

New Renew Membership (\$10.00) Suggested Contribution Legal Fund \$5.00 PAC Fund \$5.00 Total \$ _____

Please make your check payable to: SMMRA

Send to: SMMRA

P.O. Box 4101

San Marcos, CA 92069

Or give to your SMMRA Park Representative

SMMRA website <http://smmra.org/>