

President's Report 2024



Welcome to our website! For those who don't know me, my name is Tim Sheahan and I own a manufactured home at Springdale Estates (formerly Villa Vista Estates) on South Santa Fe Avenue in San Marcos. I've been a member of the SMMRA Board since 1996 and served previously as SMMRA president from 1997-2000. My involvement with homeowner advocacy at the local level led to extensive involvement at the regional, state and national levels in the ensuing years and continues today. I have volunteered over 50,000 hours in serving MH owners since 1996. My second stint as SMMRA president brings my volunteer service full-circle and was a reminder that 2019 is the twentieth anniversary of one of SMMRA's major accomplishments; convincing the City of San Marcos to restore "vacancy control" to prohibit rent increases when MHs subject to the rent ordinance are sold, which can preserve tens of thousands of dollars in value when you sell your home. Here is a link to a few articles and documents from that effort:

http://www.smmra.org/1999_Vacancy_Control_Victory.pdf.

Every level of advocacy, from an individual MH community Homeowner Association (HOA) to our national group, it crucial that we maintain effective advocacy and networking at all levels. Grassroot organizing and homeowner involvement is vital in protecting our rights! The Union movement is the model we follow, with a strength of numbers and speaking with one voice in representing our constituencies.

Whether you received your education on the precarious nature of owning a home on someone else's land before purchasing your manufactured home or after you purchased your "im-mobile" home, you no doubt eventually realized that you are trapped with virtually no option of relocating your home if conditions become too oppressive. While our name still uses the antiquated term "mobile," the fact is OUR HOMES ARE **NOT MOBILE!** Feel free to share the video below with others.

Do you know your rights? Do you know SMMRA and GSMOL and the role they played in achieving rights for homeowners in manufactured home

communities? Our state Mobilehome Residency Law is our “Bill of Rights”, which is perhaps the strongest set of civil code protections in the country, thanks to **Golden State Manufactured-home Owners League** (GSMOL) I encourage you to visit their website at: www.gsmol.org. GSMOL is also responsible for preserving the 100+ local MH rent ordinances in California, unlike most states, where State law prohibits such protections. If you live in a resident-owned or nonprofit MH community in San Marcos, you owe a debt of gratitude to previous leaders in your MH community, SMMRA/GSMOL advocacy and supportive past City Councils for the extra peace of mind and “security of tenure” you enjoy. In the past, there were many contentious battles fought with greedy “park” owners in those MH communities, but thankfully, those residents were ultimately able to “buy their freedom” by purchasing their MH communities, or had a nonprofit purchase their communities.

I want to express a special thank you to our longtime members, whose support enabled the effectiveness and survival of SMMRA. Some have been members continuously since the last century! Unfortunately, many homeowners are not familiar with SMMRA and disappointingly many of those who are familiar with SMMRA and who have saved thousands of dollars from our advocacy to keep rents reasonable, continue to make excuses for not supporting SMMRA and GSMOL! If your advocacy groups go away, so might your rights, since park owner groups are constantly trying to weaken homeowner protections.

Please consider supporting both SMMRA and GSMOL and encourage your neighbors to do the same. At \$10 for SMMRA and \$25 for GSMOL membership, annual dues are cheap insurance to help protect the value of your home and peace of mind. Additional contributions as an expression of appreciation are also much appreciated!

I wish you and yours an enjoyable and stress-free tenancy in your MH community.

Sincerely,

Tim Sheahan
SMMRA President