

# January 2020



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# NOTICE OF RIGHTS AND RESPONSIBILITIES



Western  
Manufactured Housing Communities  
Association

**IMPORTANT NOTICE TO ALL MANUFACTURED HOME/MOBILEHOME OWNERS: CALIFORNIA LAW REQUIRES THAT YOU BE MADE AWARE OF THE FOLLOWING:**

The Mobilehome Residency Law (MRL), found in Section 798 et seq. of the Civil Code, establishes the rights and responsibilities of homeowners and park management. The MRL is deemed a part of the terms of any park rental agreement or lease. This notice is intended to provide you with a general awareness of selected parts of the MRL and other important laws. It does not serve as a legal explanation or interpretation. For authoritative information, you must read and understand the laws. These laws change from time to time. In any year in which the law has changed, you may obtain one copy of the full text of the law from management at no charge. This notice is required by Civil Code Section 798.15(i) and the information provided may not be current.

Homeowners and park management have certain rights and responsibilities under the MRL. These include, but are not limited to:

1. Management must give a homeowner written notice of any increase in his or her rent at least 90 days before the date of the increase. (Civil Code Section 798.30)
2. No rental or sales agreement may contain a provision by which a purchaser or a homeowner waives any of his or her rights under the MRL. (Civil Code Sections 798.19, 798.77)
3. Management may not terminate or refuse to renew a homeowner's tenancy except for one or more of the authorized reasons set forth in the MRL. (Civil Code Sections 798.55, 798.56) Homeowners must pay rent, utility charges, and reasonable incidental service charges in a timely manner. Failure to comply could be grounds for eviction from the park. (Civil Code Section 798.56)
4. Homeowners, residents, and their guests must comply with the rental agreement or lease, including the reasonable rules and regulations of the park and all applicable local ordinances and state laws and regulations relating to mobilehomes. Failure to comply could be grounds for eviction from the park. (Civil Code Section 798.56)
5. Homeowners have a right to peacefully assemble and freely communicate with respect to mobilehome living and for social or educational purposes. Homeowners have a right to meet in the park, at reasonable hours and in a reasonable manner, for any lawful purpose. Homeowners may not be charged a cleaning deposit in order to use the park clubhouse for meetings of resident organizations or for other lawful purposes, such as to hear from political candidates, so long as a homeowner of the park is hosting the meeting and all park residents are allowed to attend. Homeowners may not be required to obtain liability insurance in order to use common facilities unless alcohol is served. (Civil Code Sections 798.50, 798.51)
6. If a home complies with certain standards, the homeowner is entitled to sell it in place in the park. If you sell your home, you are required to provide a manufactured home and mobilehome transfer disclosure statement to the buyer prior to sale. (Civil Code Section 1102.6d) When a home is sold, the owner is required to transfer the title to the buyer. The sale of the home is not complete until you receive the title from the seller. It is the responsibility of the buyer to also file paperwork with the Department of Housing and Community Development to register the home in his or her name. (Civil Code Sections 798.70-798.74)
7. Management has the right to enter the space upon which a mobilehome is situated for maintenance of utilities, trees, and driveways; for inspection and maintenance of the space in accordance with the rules and regulations of the park when the homeowner or resident fails to maintain the space; and for protection and maintenance of the mobilehome park at any reasonable time, but not in a manner or at a time that would interfere with the resident's quiet enjoyment of his or her home. (Civil Code Section 798.26)
8. A homeowner may not make any improvements or alterations to his or her space or home without following the rules and regulations of the park and all applicable local ordinances and state laws and regulations, which may include obtaining a permit to construct, and, if required by park rules or the rental agreement, without prior written approval of management. Failure to comply could be grounds for eviction from the park. (Civil Code Section 798.56)
9. In California, mobilehome owners must pay annual property tax to the county tax collector or an annual fee in lieu of taxes to the Department of Housing and Community Development (HCD). If you are unsure which to pay, contact HCD. Failure to pay taxes or in lieu fees can have serious consequences, including losing your home at a tax sale.
10. For more information on registration, titling, and taxes, contact: the Department of Housing and Community Development [www.hcd.ca.gov](http://www.hcd.ca.gov) (800) 952-8356; your County Tax Collector; or call your local county government.



# News & Notes

## New Residents

Dorene Millar moved into sp. 215. She moved here from town.

Welcome to our new neighbor! Let's get to know her and invite her to all the activities around the park.

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## Sad, Sad News

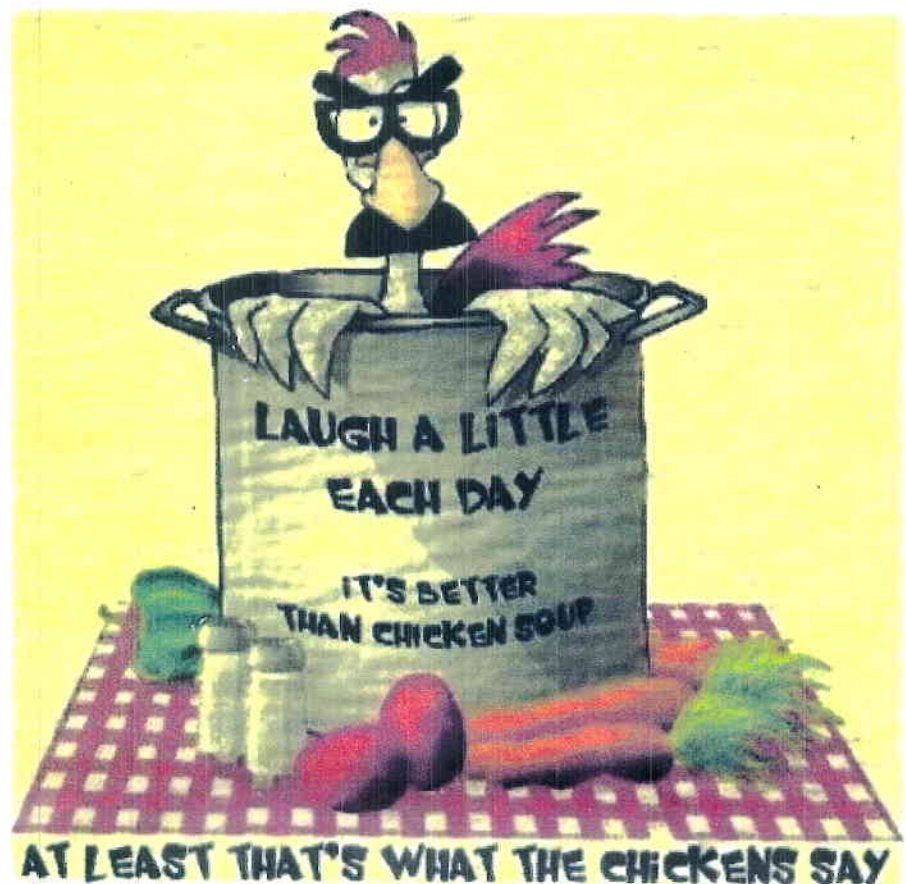
Jerry Feather, sp. 217 passed away December 17<sup>th</sup>. She moved into the park in 2001. Five years later, her son Chuck moved in with her. Our deepest condolences to her entire family, friends and all who knew her. She will be missed.

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## Pet Patrol

I hope that all of you had a great holiday. Let's start the new year off right. Have your human caregivers pick up after you when you make your deposits on the street, your yard or (hopefully not) in any other yard.

Please enjoy this cartoon -



## For Safety's Sake

Scam Alert from Dept of Aging and Adult Services San Bernardino County 2013

Scam: Jury Duty Fine Collection Hoax

Some criminals are calling seniors and impersonating law enforcement and court officials. The scam artists may state that you or your spouse have failed to appear for jury duty and that a warrant has been issued for your arrest. The scam artist may threaten that you have a court hearing or that you or your spouse may be arrested at any time unless you pay a large fine over the telephone by giving them your credit card or bank information. Law enforcement officers do not serve warrants nor collect fines over the telephone. The court will always contact you by mail.

Recommended steps for dealing with suspicious telephone calls include:

Do not supply or confirm any personal information.

Ask for the caller's name, employee or badge number and contact information.

Locate a legitimate contact number for the court or police station using the telephone directory. Do not use the contact number provided by the caller!

Call the court or police station and inform them of the call you received and verify that you have no outstanding issues.

If you think you have been a victim of a scam, contact San Bernardino County Adult Protective Services (APS) at 1-877-565-2020 or your local police department at 1-760-256-2211.

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## From the Manager

Thank you to the Riegel Family for the very fun Christmas Party last month. For those of you that weren't able to make it, you really missed out on a good time.

The Home Decorating Winners were:

#247 Jose and Theresa Avalos

#258 Ben and Patricia Torres

#11 Lonnie and Cheryl Passmore

#172 Ron and Tracy Gokey

#173 Linda White

Congratulations to the Decorating winners and the door prize winners. I am sorry to say that we did not keep a list of those.

We would also like to thank Terry Stancil and Margaret Fedje for the help in the kitchen. You don't know how much we appreciate you!

We would also like to thank everyone for the cards, goodies, and gifts we received in the office. I would list you and thank you individually but it would take a lot of time and space. So, **THANK YOU** everyone!

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There will not be a potluck this month. The next potluck will be Monday, February 10<sup>th</sup>. We'll see you then!

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You will see a notice concerning the CARE program with the utility companies. All this means is that these programs are available. You do not have to do anything if you are on the CARE

program. We are required to send this notice out every year. If you think you may qualify for the CARE program and are not already on it, please **DO NOT CALL THESE PHONE NUMBERS**. Call us in the office and we will get you the proper applications to fill out.

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The **Emergency Team** will be meeting **Monday, January 13<sup>th</sup>** from **1-2 PM** in the clubhouse. If we do not get enough of an interest in the team, this will be our last meeting.

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**Exercise** is every **Tuesday, Wednesday and Thursday** from **3:00-4:00 PM** in the clubhouse. Mary Lee is the instructor. These are low impact exercises to help you keep limber. The class is free.

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**Lot Inspections** are still being done. Beth will be inspecting your lots for weeds, trash, loose railings, homes and awnings that need paint and whatever else she can find. Here's hoping that Beth can pass out lots and lots of half sheets congratulating people on their beautiful spaces. For those of you who get the long yellow sheet, you will have 14 days before she will come back to reinspect to see if you did what you needed to do.

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The office will be closed **Wednesday, January 1<sup>st</sup>** for the New Year. The Answering service will be taking the phone calls for us and calling us if we are needed. Have a safe and healthy Holiday.

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**An important message from the office:** Please make sure you make out your rent check to **Riegel Properties** and not **Holiday Homes** using **blue or black ink only**. Thank you!

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**Donna Berry** has a **Tai Chi** class in the clubhouse every **Tuesday and Thursday** morning from **8-9 AM**. Everyone is invited to take part. Classes are free.

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For any resident in the park who refers a new resident that buys a Riegel Property home and signs a 5-year lease, you will receive a one month rent credit valid any month you choose within a one-year period.

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Please watch out for your neighbors. If you don't see them over a day or so and you know they haven't left on a vacation, give the office a call so we can follow up.

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**DO NOT** put paint or oil collections behind the shop. Also, **DO NOT** put **TIRES** there. Burrtec will not pick up those items. You can dispose of paint or used oil at the Hazardous Waste Corporation Yard at 900 So. Ave. H on Saturdays from 9AM-2PM. You can also ask them what to do with tires.

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The **Barstow Police Department** wanted us to know that they can put your name, phone number, space number, medical condition and up to 3 contacts of friends or relatives into their computer aided dispatch system so that, in case of emergency, they have someone to call for our Resident's with Special Needs. The information would be the resident's responsibility to update of change if you move. Call the office to get the form to fill out or drop off a note at the police department with a notation stating what your note is for.

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Anyone with **TV's, computers and/or monitors, microwaves, coolers, large furniture, etc.** that you want to have dumped, please call the office and we will arrange to have them picked up and disposed of for you. Do not put these types of items in any of the dumpsters.

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ATTENTION: Seniors with Diabetes and/or Arthritis, you may be eligible for FREE SHOES and/or ARTHRITIS PRODUCTS through a Medicare Program "At No Cost to You". For more information, please call Dianne Millard at 1-951-990-0017. SORRY NO HMO INSURANCES.

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Office hours for Holiday Homes MHP are as follows:

Monday through Friday 8:30-11:30  
Billing Period (1<sup>st</sup> through 5<sup>th</sup>) 8:30-11:30  
1:00-4:30

Closed Saturday, Sunday and Holiday except by appointment.

After 4:30 PM and on weekends and holidays the answering service will pick up the phones. Please give the answering service sufficient time to get in touch with a duty manager and for the duty manager to get to you before calling back. Also, unless it is a dire emergency, please do not knock on the manager's door or call them at home. Use the answering service.

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The speed limit in the park is **15** miles per hour. Please stop at all stop signs and corners that don't have stop signs. You don't want to run into one of your neighbors or their pets with your car!

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**Please make sure you close the dumpster lids when you throw your trash away!** You will be helping to keep the feral cats from looking for food, keeping bugs away and making the area look more presentable.

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#### **Attention Seniors (age 60+)**

Did you know? You could have a nutritious meal for a donation of only \$3.00? All meals include a main dish, vegetable, drink and dessert.

Where?

At the Barstow Senior Citizen's Center located at 555 Melissa Ave. Our lunch service time is from 11:30AM until 12:30PM. Our phone number is 1-760-256-5023.

This meal is provided through a grant from the Department of Aging and Adult Services of San Bernardino County. All donations are to help offset the cost of staff, utilities and the care of the equipment. Without your donation, the program would stop. You can bring a friend but if they are under 60 years of age: their donation will cost \$5.00. (This is still a great meal deal!)

We also provide meals to homebound seniors!

For more information, call 1-760-256-9111.

Thank you,  
Jeff Eason

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We are doing our best to keep the park safe but we need your help, if you see someone acting suspiciously or anything suspicious, PLEASE call the Barstow Police Dept. at 1-760-256-2211. You can request that the responding officer not show up at your door. If the officer needs to talk to you, they can call you on the phone. With all of us working together, we can help minimize these types of problems.

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The cameras in the park are monitored daily. We do see vehicles that go through stop signs without stopping and vehicles speeding on the streets not only by the cameras but also by direct observation. Be aware of the speed limit - 15 mph. It might not be such a bad idea to stop at all corners (even the ones that don't have stop signs) so there won't be any type of accident.

From Park Rules and Regulations, revised 6/1/06

VI. PETS:

- A. Pet Size: Only small "house pets" (size to be equivalent or smaller than 20" height at the shoulder at maturity) will be allowed on the premises and shall be limited to one (1) pet per space. Mobile home owners must consult Management before acquiring pets.
- B. Maintenance: Pet owners will be held responsible for maintenance of sanitary conditions, loud disturbance and leashing. Owners of any pet that is deemed by Management as a nuisance is subject to eviction. In compliance with the State law, pets must be confined or leashed at all times. All pets, including cats, are not permitted to run at large in the community. Pet area around mobile home must be kept clean of any droppings daily and must be washed down to keep odor at a minimum.

VII. BUSINESSES, SOLICITATIONS, SALES AND SIGNS:

- A. No Business Allowed: The rental and leasing of a mobile home does not include the privilege of using such space for the purpose of operating a business, negotiation or sale of cars or trailers, except with permission of Management.
- B. No Solicitations Allowed: Commercial solicitation in the Park is prohibited.
- C. Yard Sales Approval of Management: Garage sales, yard sales, moving sales and auctions require approval of Management. The public will not be admitted to the Park for such events. Signs advertising such events or offering individual item for sale may be posted only in locations approved by Management.

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### Recipes and Other Stuff

If you have a favorite recipe that you would like to share, please bring it to the office for copying and it will be printed in the newsletter.

#### Spinach Lasagna Rolls

Mix  $\frac{1}{2}$  of a softened 8-oz. pkg. Cream Cheese, 1 (10-oz.) pkg. thawed and well-drained chopped spinach, 2 cups shredded Low-Moisture Whole Milk Mozzarella Cheese and  $\frac{1}{4}$  cup grated Parmesan Cheese. Spread mixture onto 6 cooked lasagna noodles; roll up tightly. Place, seam-sides down, in 9-inch square baking dish; top with 2 cups spaghetti sauce and  $\frac{1}{4}$  cup mozzarella cheese. Bake at 375° for 30 minutes.

Serves 6

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## Retarded Grandparents

After Christmas, a teacher asked her young pupils how they spent their holiday away from school. One child wrote the following:

We always used to spend the holidays with Grandma and Grandpa. They used to live in a big brick house but Grandpa got retarded and they moved to Arizona. Now they live in a tin box and have rocks painted green to look like grass. They ride around on their bicycles and wear name tags because they don't know who they are anymore.

They go to a building called a wrecked center but they must have got it fixed because it is okay now and do exercises there but they don't do them very well.

There is a swimming pool too, but in it, they all jump up and down with hats on.

At their gate, there is a dollhouse with a little old man sitting in it. He watches all day so nobody can escape!

Sometimes they sneak out. They go cruising in their golf carts. Nobody there cooks, they just eat out. And, they eat the same thing every night. Early birds.

Some of the people can't get out past the man in the dollhouse. The ones who do get out, bring food back to the wrecked center and call it pot luck.

My Grandma says that Grandpa worked all his life to earn his retirement and says I should work hard so I can be retarded someday too. When I earn my retardment, I want to be the man in the dollhouse. Then I will let people out so they can visit their grandchildren.





# January 2020

Sun	Mon	Tue	Wed	Thu	Fri	Sat
			1 New Year's Day Office Closed	2 Tai Chi 8-9 Exercise 3-4 TOPS 5:30-7:30	3 Card Club 4-9	4 Private Party #49 4-9
5	6	7 Tai Chi 8-9 Exercise 3-4 Card Club 4-9	8 Exercise 3-4	9 Tai Chi 8-9 Exercise 3-4 TOPS 5:30-7:30	10 Card Club 4-9	11
12	13	14 Tai Chi 8-9 Exercise 3-4 Card Club 4-9	15 Exercise 3-4	16 Tai Chi 8-9 Exercise 3-4 TOPS 5:30-7:30	17 Card Club 4-9	18 Private Party #116 1-4
19	20 Martin Luther King, Jr. Day	21 Tai Chi 8-9 Exercise 3-4 Card Club 4-9	22 Exercise 3-4	23 Tai Chi 8-9 Exercise 3-4 TOPS 5:30-7:30	24 Card Club 4-9	25
26	27	28 Tai Chi 8-9 Exercise 3-4 Card Club 4-9	29 Exercise 3-4	30 Tai Chi 8-9 Exercise 3-4 TOPS 5:30-7:30	31 Card Club 4-9	