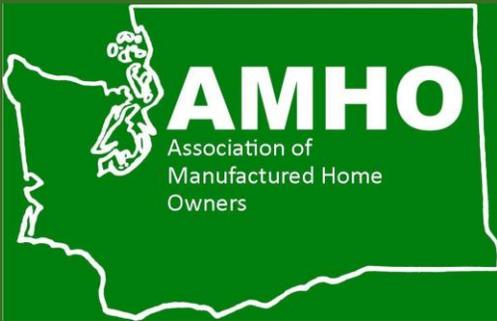


THE AMHO NEWS



A NEWS PUBLICATION OF THE
ASSOCIATION OF MANUFACTURED
HOME OWNERS

FALL / WINTER 2018-2019

From the President's Desk



AMHO is Working Hard for You!

I'm happy to report that AMHO has gained 50 new members since June 23, 2018 when our new term began and that we are rapidly growing our collective voice. In August we organized a Kenmore Coalition meeting. And, since then, AMHO board members have attended Manufactured Home Community meetings at:

- Evergreen Mobile Home Park, Oak Harbor
- Kellogg Manufactured Home Community, Marysville
- Parkwood Lane, Federal Way
- Angle Lake, SeaTac
- Royal Coachman, Bothell
- Carriage Club Estates, Everett
- Serene Terrace, Lynnwood

Also, Kylin Parks and I recently held a very successful "Know Your Rights" meeting at Woodland East, in Woodland, WA. In addition to all this activity, we are continuing to build partnerships with others, i.e.; The Tenants Union and Project, and Washington Low

Income Housing. We are also working on zoning issues and legislative bills.

In closing, I would like to mention how important volunteers are to our organization and offer a shout out to Jan Stagner, President of Woodland Park East HOA, for volunteering to be our new AMHO Newsletter Editor, and to Denise Avery of Serene Terrace who has also volunteered to be our new Membership Coordinator. Thank you, ladies!

Sincerely,
Anne Sadler, President, AMHO

Paying It Forward

As the holidays approach, we all wonder how we can give back to our communities or pay it forward. Life has been good to us, so how can we make it better for someone else. Here are just a few suggestions that may make someone else's life better and will do your heart good.

- ❖ Donate coats, hats, gloves, blankets to the homeless communities in your area.
- ❖ Donate food to your local food bank.
- ❖ Organize a holiday dinner for the seniors in your community who do not have family members.
- ❖ Surprise someone with a plant or a plate of fresh baked cookies.
- ❖ Buy a coffee for a person in the line behind you at the coffee shop.
- ❖ Pay for the groceries of the person in line in front of you.



My HUD Journey

My Journey as a Manufactured Housing HUD Consensus Committee Member

Kylin Parks

As most of you are aware the construction and safety standards of Manufactured Homes are housed within the Department of Housing and Urban Development in Washington D.C. HUD established a Federal advisory committee to provide recommendations to the Secretary of Housing in 2000. This committee is comprised of three groups for a total of 21 voting members.

- Producers (manufactures and retailers)
- Users (consumer groups and Manufactured Home Owners)
- General Interest and public officials

The committee is tasked with:

1. Providing periodic recommendations to the Secretary to adopt, revise, and interpret the manufactured housing construction and safety standards
2. To provide periodic recommendations to the Secretary to adopt, revise, and interpret the procedural and enforcement manufactured housing regulations.

I took my first trip to Washington D.C as a committee member this September. I really had no idea what to expect but was excited to set off on a new learning experience. I knew I would be exposed to a bureaucratic process, but I was baffled by just how slow things move within this department. Some members of the committee had served six years ago and the rules they passed were still not published as official HUD code rules. I learned so much about the industry being able to soak up the experience of some of the experts and I look forward in serving out my three-year term.

If anyone has had a new home installed and have issues with the process whether it be at the manufacturing or installation stage and would like to share your story with me, I would be happy to take those concerns with me on my next trip scheduled for April 2019. Please e-mail me at kylinparks@gmail.com.



UNEXPECTED BENEFITS OF VOLUNTEERING

1. **Builds Community** – By volunteering you strengthen your community and your social network when you volunteer.
2. **Ends Loneliness** – One in ten adults reports that they have no close friends. Loneliness and social isolation are two of the most severe epidemics in the world today. The best way to reverse this? Volunteer!
3. **Increases Socializing** - Social interaction improves mental and physical health. The benefits of consistent socializing include better brain function and lower risk of depression and anxiety. You also improve your immune system.
4. **Builds Bonds and Creates Friends** - Volunteering creates stronger bonds between friends, family, and neighbors. People build closer relationships, better connections, and more powerful attachments to people when they work together. If you feel the need for deeper connections with other people, try volunteering. You might just live longer and be happier.
5. **Leads to Graceful Aging** - Older volunteers benefit the most from getting out of the house, engaging with others, and moving physically. Purpose and collaboration result in mental health improvements and a better outlook on life.

Studies indicate that senior volunteers experience the most physical benefit from their service, possibly because being active and engaged leads to more happiness. Older people who volunteer often feel younger and chronically ill people may have fewer symptoms and pain. Some research has even found that volunteers may have less heart disease.

However, the best part, and often overlooked, is that volunteering is just plain fun. If you are ready to make friends, improve your mental and physical health, and maybe develop new skills along the way, start volunteering. You can change your life and the lives of others when you do. Don't overlook the benefits of volunteering. Embrace them!

Ken Squier, Kloshe Illahee Homeowners Association,
President, and AMHO Director

Resident Ownership

Resident Ownership: A positive goal for any HOA

By Kylin Parks AMHO Organizing Consultant

When you purchase a manufactured or mobile home that is on leased land most people find that the balance of power is very uneven between the Landowner and the Homeowner.

Examples:

- Yearly rent increases (as much as the current fair market value dictates)
- Cumbersome rules and regulations / not always enforced evenly and fairly
- Fear and intimidation by park owners to abide or face the possibility of losing your Home (investment)
- Park closure due to change of land use. (WA law requires a one-year notice of closure)

Resident Ownership could be a solution

AMHO believes that resident ownership of MH parks is a very positive goal, for many reasons. Properly done, converting the park where you live to resident ownership:

- Stabilizes your monthly housing expenses over the long term;
- Secures the value of your homes;
- Makes your home easier to sell;
- Strengthens the sense of community by shareholders making the decisions in a democratic process which improves the quality of life for the residents.

How it works

Your community would incorporate your HOA as a nonprofit mutual benefit corporation. This corporation will own the park's real estate when the purchase is complete. Homeowners are issued membership shares by the corporation. A board of directors (elected by the homeowners) decides park policies. The corporation hires a professional property management company to manage park operations day-to-day.

The best way to start toward resident ownership

First have the HOA send a letter to your park owner. The letter asks the park owner to consider

your resident group as a potential buyer. This letter also preserves your group's right to notice, if the park is to be sold (RCW59.20.305). If they choose to sell to a resident owner or non-profit, they would not be required to pay the real estate excise tax. Every community resident group situation can be different. What you say in the letter should maximize your chances of getting the park owner engaged.

If you would like more information about Resident Owned Communities or would like to have an AMHO representative attend a board or residents meeting to discuss your group's situation and determine the best content for your letter to the park owner. Please contact me directly by e-mail at kylinparks@gmail.com or call me at 425-318-2488.

HOA Food Drive Idea

At Mullen Hill Terrace we have three garbage cans (with lids) spread around the park for folks to place their aluminum cans in. The big cans are marked so folks know what they are for. I made up an 8.5x11 notice and had them laminated for each can that says . . .
PLEASE DONATE CANS FOR MEALS ON WHEELS



Over the past five years or so that we have been doing this we usually collect about four or five big bags (55gal) a month and during the summer even more than that. We have a volunteer who takes

the bags to Meals on Wheels and they turn them in for cash and then convert the cash to cash cards to give to the drivers of the meals as a thank you for volunteering their time and vehicle to deliver meals all over Spokane.

We do request of our folks in the park that they do not put anything in the bins other than aluminum cans (no paper or plastic bags) and that they pinch the can in the middle as it takes up less room that way. If you have questions let me know.

Randy Chapman

Director

Association of Manufactured Home Owners (AMHO)

Know Your Rights

All the homeowners at Woodland East were extremely grateful to Anne Sadler and Kylin Parks for their very informative presentation on Friday, November 1st, 2018. We all listened intently as we absorbed all the information regarding our rights as homeowners in a manufactured home community where we lease the lot.



Anne and Kylin answered all our questions and provided us with numerous handouts of very useful information, told us where we could obtain copies of the RCW 59.20, walked us through the Attorney General's Dispute Resolution Program, and made us all feel much more secure now that we know our rights and where to turn if we have questions. Our HOA has already formed sub-committees to address some of the issues we are facing, and we are banding together to form a strong community that we can all enjoy for many, many more years to come.

Thank you from the bottom of our hearts for all you do!

Jan Stagner
Woodland East HOA President



Are You Prepared for a Disaster?

With the current wild fires in California, it makes one think.... are you prepared for a disaster??

Everyone knows it's always stressful to deal with natural disasters. The worst part is, they are not always avoidable or predictable.

With that said, it's important to be fully prepared to survive in any that may strike at any time. This is true for all of us, but the elderly will especially benefit greatly from taking matters into their own hands earlier on as they may not have the ability to escape an emergency as quickly.

Having everything planned and organized ahead of time will reduce the amount of time needed to get out. Remember that when an emergency strikes, time is of essence! Even having that emergency kit prepared and ready to take with you is one step closer to surviving a disaster.

Instead of spending your valuable time fumbling through your home at the last minute trying to decide what important belongings and must-haves to bring with you, you could use that time to help get your pets out safely or quickly grab any other special belongings you may want to take with you, for example. Again, nobody can tell you when a disaster or emergency will hit. So, give yourself a peace of mind and plan now -- it's better to be safe than sorry.

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