

UTAH MANUFACTURED HOMEOWNERS ACTION GROUP

NEWSLETTER

May, 2010

UMHAG's Mission: Our mission is to represent manufactured homeowners as the leader in our fight to promote enhance, and preserve the rights of manufactured homeowners, and the security of their home investment in the state of Utah.

Candidates Night – Oh What a Night!

By Steve Anderson (UMHAG President)

What a night it was indeed...Four candidates were invited to attend and discuss items important to manufactured homeowners. Included in these were:

1. Lack of access to adequate financing of our homes.
2. Preservation of our communities via incentives to park owners to sell to homeowners to form resident owned communities.
3. Lack of reinvestment in basic infrastructure by park owners and operators.
4. Constantly rising rents that are well above the cost of living and continue to increase - in spite of the recession where rents in all other sectors have decreased.

The candidates who were invited were those who face contested primaries on June 22nd for the Democratic nomination in the 2nd Congressional District and the Republican nomination for the US Senate. These are:

Claudia Wright
Rep. Jim Matheson
Mike Lee
Tim Bridgewater

Rep. Matheson advised that he had a vote and would not be able to attend; however, he would be sending somebody to represent him. That representative was a **NO SHOW!** Similarly, Mike Lee's campaign staff indicated that he too would attend. He was a **NO SHOW!**

In response to the question regarding manufactured home financing, Ms Wright stated that she felt that whatever the proportion of manufactured housing that exists, the same percentage of funds should be made available by banks for

homeowners. Mr. Bridgewater felt that barriers needed to be knocked down so that homeowners had access to the financial marketplace and that he would work with banks and the Federal Housing Finance Agency to help make this happen.

When it comes to park preservation, Mr. Bridgewater is willing to support and possibly co-author a measure that would eliminate the federal capital gains tax for a park owner who sells to the homeowners (minimum 70%) to form a resident owned community. Ms Wright took it a step further and stated that she felt if a developer purchased a community with the intent of closing it and redeveloping the land, the developer should pay the homeowners capital gains plus relocate the homes and provide the land where the homes would be relocated.

When the question of basic habitability standards for our communities came up, Ms Wright stated that standards should be established and that HUD should take over jurisdiction of the parks, similar to how they have taken over jurisdiction of the home construction. Mr. Bridgewater was sympathetic to the issue and felt he needed to learn more before he could respond with an effective plan of action. Several in the audience gave him examples of the lack of maintenance. He is in favor of something and he cited the problems that originally existed with condominiums when they first came into existence; however, he had no specific solution.

The subject of rents is something that is very emotional to most of us and is a very sore subject. Mr. Bridgewater felt that by opening up the financial markets where banks require long term leases as part of their RESPA protections, this will result in a market based solution. Those of us with homes that are paid off will then be able to insist on the parity with those coming in with new homes. Ms Wright was on point with Mr Bridgewater; however, she was looking to do it more with statute. She also mentioned the possibility of rent control on a national level.

It was an interesting evening. One of the things that impressed the group was the fact that Mr. Bridgewater grew up in a manufactured home community and that his aunt lives in Winchester Estates in Murray.

We wish we would have seen more of you there - I think you would have enjoyed it. We will be scheduling another event with the gubernatorial candidates sometime in July of August. We will also be inviting the final senate and house candidates back again closer to the election.

In the meantime, June 22nd is the primary election - don't forget to vote!

BREAKING NEWS.....SALT LAKE CITY BACKS OFF ON ZONING CHANGE IN ALL SEASONS PARK

6/1/10...Word reached us earlier today that the Salt Lake City Planning Department was backing off of its plans to rezone the All Seasons Manufactured Home Community from Mobile Home Park to Gateway Multi-Use.

The proposed change was part of the Trax rail line and North Temple beautification project. This came about due to pressure from the All Seasons Manufactured Homeowners Association (ASMHA), Utah Housing Coalition, Salt Lake Community Action Program, and UMHAG.

Myra Close, the ASMHA Chair and UMHAG Membership Chair, was the only homeowner in the community who received notice of the public hearing regarding the zoning change. She rounded up some of her board members who showed up at the meeting and testified about the inherent problems of changing the zoning to the commission.

Additional pressure was applied behind the scenes where contacts were made with planning staff and individual commissioners regarding concerns. The two biggest concerns regarded the desire of the planners to develop the area to resemble the Gateway.

It was noted that the seniors who were homeowners at All Seasons chose to live there because they didn't want to live in apartments or condominiums. They enjoyed owning a home with a small yard that was theirs to maintain as they wished.

The most important reason for objecting to the proposed change was the erosion of legal protections that would help prevent park closure. The change in zoning would allow the land owner to redevelop the property with no change in the zoning and no notice to the homeowners. By keeping the existing zoning in place, homeowners still have the ability to protest any change in zoning before it happens and possibly force the land owner to the bargaining table.

The results are a victory for the homeowners at All Seasons. They should be congratulated for a job well done. Their example serves as a case study for the rest of us that we can make a difference if we stand together as one!

UMHAG Convention – New Officers Elected

The UMHAG Convention was held last month and elections were held to fill vacant positions that had been filled by appointments. Their new officers are:

Ken Parker – Vice President
Michelle Parker – Secretary
Ron Frasier – Treasurer
Kathy Smart – NW Utah Area Director



Pictured L-R Michelle Parker, Kathy Smart, Ken Parker, Steve Anderson, Ron Frasier

HOA Spotlight – Camelot Homeowners Association

Camelot's Homeowners Association has existed for several years. They have five officers on the board – President, 1st Vice President, 2nd Vice President, Secretary, and Treasurer. In addition, they have three members at large. One is an assistant to the treasurer, another is the editor of their newsletter – the "Camelot Clarion" –, and the other is responsible for delivery of the newsletter and flyers for community events.

He also sets out the flags on national holidays and state elections and is their chef (he prepares the main course and oversees the cooking and assists in the serving of the meal).

They have four potlucks per year. Their St. Patrick's Day potluck is one of the community's favorites. They serve approximately 75 – 80 at these events. The association has a summer potluck that usually has a theme and they invite their members to dress up according to the theme. Their Hawaiian one brought out muumuus and some beautiful flowered shirts. They had a cowboy grub night and invited two musical groups for entertainment. It was a great hit.

In November they had a Thanksgiving Dinner with all the trimmings and in December a Christmas celebration. At their celebration, Santa came to dinner and everybody got a chance to sit on his lap and whisper what they would like for Christmas. There were small children and adults up to 80 years old participate. It was wonderful. The association has partnered with Bountiful Jeep Posse in providing Sub-for-Santa for the children and the elderly.

They usually have two fund raisers per year, but during the last couple of years – they have expanded that. The group has a flea market and bake sale in May and September. They sell hot dogs, chips, and soda for \$1.50 and they ask their members for items for items for a bake sale. That nets them approximately \$300 per year.

Last year, a silent auction in November with the potluck resulted in \$80 in donations. They are planning on doing the same thing again this year. Additionally, they are adding a new fund raiser – this one is one where they are preparing gift baskets to raffle off. These will be themed baskets and tickets will be sold for \$1 a piece of 6 for \$5. They have high hopes for this one.

As with any group, the board cannot do all the work. They rely on volunteers within the community to call the members for bake sale items, special projects, and set up and clean up at the potlucks.

With the help of the fund raisers, Camelot has managed to keep their annual dues to only \$7 per year, and this includes the potlucks. They recently started charging non-association members \$2 to attend the potlucks. If a non-association person who lives in the community decides they want to join, they can purchase a membership for \$7 at the door and be covered for the entire year. They also started a system that requires members to make a reservation and specify what type of dish they are bringing to the potluck. This has been a very positive experience because they have been able to sign up 3 new families and have had 13 guests.

The association has not been all socials. They recently had a hearing specialist from a downtown Bountiful clinic come to their clubhouse and perform hearing tests on their residents. This was at no cost to the residents and allowed them to get their hearing checked without leaving the community.

They are also planning on a diabetic clinic, cholesterol checks, foot and toe nail service. They have scheduled an AARP Medicare C representative to explain the benefits of their program to their senior residents. Additionally, they are bringing in Tri-County to give a seminar on the “Weatherization and Heat” programs.

The group is making efforts to reach out to their Spanish speaking constituency. They were made aware of a translation web site where one can type in English and it is translated into Spanish. The site name is “FREETRANSLATION.COM”. It appears as if you download the software and choose the language you want. You then type in English and it translates into the language you choose. As with any translation package, you should check the translation with somebody familiar with the language before you send it out – otherwise, you may find yourself in an embarrassing situation.

The board of the Camelot Mobile Home Owners Association feels it is their duty to provide their members with more than recreation. They are there to serve the membership in ways that affect their daily lives. They take great pleasure in being able to serve their community, and appreciate the faith the membership has placed in them.

BBFOR

By Ken Parker (UMHAG Vice President)

What is BBFOR? It is the acronym for **Banana Brigade Feet On the Rotunda**. The Banana Brigade made its mark during the 2010 legislative session, and its legislators. Even though HB389, Rent Justification, didn't make it out of the Rules Committee, we made it big with HB388.

Yes! With our feet on the floor of the Capitol Rotunda, dressed in yellow shirts we made a difference this year. During the 2011 Legislative session we can, and will make a difference. We can and will influence the future laws that affect the residents living in manufactured homes that are located on leased or rented land.

Your presence and influence is needed to assist in preserving and protecting you as a citizen, and owner of a manufactured home. Remember, you deserve the same rights as any other homeowner. So act now and join the Banana Brigade by ordering your yellow shirt from UMHAG or your HOA, and participating as a member of your HOA's legislative committee.

At the 2010 UMHAG Convention, a presentation was made on how to become the most powerful lobby on Capitol Hill. It is very simple to create the influence and power that manufactured home owners need to win the support of the Utah

law makers. Here is how it can and will work. Each HOA creates a legislative committee with a minimum of ten members.

The members must be very committed to affecting the legislative process. It would be best if the members are retired or if employed they work on the afternoon shift. The reason for this is, as a legislative committee member, it will require at least four hours a week at the Capitol Building talking to legislators, and attending committee meetings.

The plan is that each HOA will have a minimum of two committee members on the hill each day during the legislative session. With twenty HOA along the Wasatch Front sending two representatives each day the legislature is in session we will become a force to reckon with. With this army in yellow, we can present our case and educate the Utah State Legislators to the problems that face us as manufactured homeowners.

Your support is really needed for this upcoming legislative year as we will have our rent justification bill presented again along with standards for habitation for both the homes in the parks and the conditions of the parks.

Just a note: Look up your Representatives or Senators voting record and thank them for their support of HB388 or ask them why they didn't support HB388. It is always good for them to hear from their constituents.

Upcoming Event

Mark your Calendars for October 22nd & 23rd for the
Manufactured Home Owners Association of America
(MHOAA) Convention

Because it will be in

Salt Lake City

This is a once in a lifetime opportunity to see what's
happening firsthand at the national level.

Join UMHAG Today

Membership Application Form

Please check the type of membership for which you are applying. Memberships are described on the attached page. Membership dues shall be paid on an annual basis and may be renewed on the anniversary date at the commencement of membership. Members will be billed and receipts for fees will be mailed.

Member-at-Large	\$12	___
Associate Member	\$25	___
Community Member	\$50	___
Corporate Member	\$100	___

Please print information

Name: _____

Address: _____

Park Name, if applicable: _____
Home Phone: _____
Cell Phone: _____
E-mail address: _____
Corporate Member
Business Phone: _____

Attach your check (payable to UMHAG) in the appropriate amount and mail this form to:

Steve Anderson
4395 Vagabond Dr.
Murray, UT 84107

Questions regarding memberships can be directed to Steve Anderson, President, UMHAG at (801) 904-3312.