



March/ April 2011

2011 Annual Meeting

Our 24th Annual Meeting was attended by 200 delegates and guests. We got off to a rocky start when the coffee pot kept blowing circuits, resulting in not so hot coffee. Secondly, the sound system proved to be inadequate for the size of the room and the number of people. Thanks to member Ron Butler and the use of his amps, the delegates and guests were able to hear the speakers. These were technical problems that were not foreseen. All other comments that should have been addressed are being acted upon by the board. As your new President, I apologize for the confusion and I, and your Board of Directors, assure you that this will not happen again.

Two amendments to the By-laws were acted upon. The first, requested amending Article IV Membership, adding another Section 6: ***“Any person of an active Member household shall be eligible to hold any elective office”***. This amendment failed by a vote of Yes 52—No’s 33. 61% 67% majority required.

The second proposed Amendment passed. This amendment results in changing Associates to ***Associate Directors and*** chartered Parks to ***All Members***. Vote 73 Yes—No’s 6. 92% affirms.

Election of Officers:

President: Arthur Chick

Second V.P: Ralph Wilcox

Legislative Director: Roxanne Sposato

Membership Director: Patrick Nixon

By far, the concerns from the floor were the passing on of costs by the park owners. More and more tenants are getting charged for tree maintenance, sewer charges where there are no sewers, just septic tanks, and anything else the owner can dream up. Plain and simple, these costs represent ordinary maintenance, and these are traditionally included in your rent. These add on charges must be challenged. It will be costly but it must be done. We are currently interviewing a law firm whom we would like to represent AAMHO. If necessary we will challenge these issues in a court of law. The law is being abused by landowners and they must be stopped. Stand with us and say “NO MORE”. We have the numbers, now we need your assistance.

Arthur Chick, President

AAMHO Board of Directors

Executive Committee Officers

President Arthur Chick	480-671-5286
Pro Tem 1 st Vice President Joe Scelza	480-563-9569
2 nd Vice President Ralph Wilcox	480-983-2045
Secretary Catherine Becker	480-969-7994
Treasurer Jane Feinstein	928-300-8573
Membership Patrick E. Nixon	928-274-4178
Legislative Director Roxanne Sposato	623-878-5288
Education Director Shirley Hervey	602-819-9018

District Directors & Associates

District 1

Director Bob Hervey	602-819-1559
Associate Gary Hart	480-986-7960

District 2

Director DJ McMurray	602-828-2626
Associate Dan Hinkson	480-463-3482
Associate Gilbert DeSonia	480-671-8027

District 3

Director Pat Monczki	623-412-1460
----------------------	--------------

District 4

Director Bob Caplette	520-408-9762
Associate Keith Trantow	520-888-2181

District 5

Director Patrick E. Nixon	928-274-4178
Associate Betty Scott	928-970-6845
Associate Howard Naugle	928-634-4441

District 6

Director

District 7

Director.....

Advertise your company [HERE](#)

Please submit your business ad
by email to :

info@aamho.org

Call or email for current
Advertising rates.

Policy Statement

To serve the interests of AAMHO members is the primary objective of the AAMHO News Update. This publication shall be used as a medium or hub to bring information to the membership, relating to the pursuit of common objectives. It shall maintain a non partisan stance in political affairs, in explaining how legislators and other public officials react to positions taken by AAMHO.

The opinions expressed by contributors are their own and do not necessarily reflect the opinions of AAMHO, Inc. In addition acceptance of advertising by the AAMHO update does not constitute an endorsement by AAMHO

Published by Arizona Association Manufactured Home &
RV Owners , Inc

2334 S. McClintock Drive

Tempe, Arizona

85282-2674

(480) 966-9566 (800) 221-6955

Fax: (480) 966-4607

Email: info@aamho.org

“NO MORE” IT’S TIME TO ACT

We are being picked off one by one. One park owner will try a different way to squeeze money out of its tenants, then if there is little or no push back it becomes permanent. This ploy gets passed around via their association meetings and their lawyer network. Next thing you know it is in your lease as an extra charge separate from your rental fee. Case in point, cost of pruning palm trees.

Terry Crouse, et al, challenged Rincon Mobile Home Park, L.P. directive to trim trees that were in violation of Tucson City Ordinances. Rincon billed the cost of trimming the palm trees to the tenants whose sites the untrimmed palm trees were on. The tenants filed for hearing before the Administrative Law Court. **The hearing judge ruled that once the mobile home space had been rented, the maintenance of the space is the responsibility of the tenant.**

This decision should have been appealed. Why was it not? Simply stated, “Lack of funds”. The petitioners are all seniors living on fixed incomes. They alone could not bear the burden for the appeal. AAMHO’s legal fund was drained by the Coyote Ranch law suit and three other legal issues. C/R legal bill alone was well over \$100,000 with **AAMHO contributing \$51,886**. Consequently, the decision by the judge lies there unchallenged because we have no legal fund.

Trees are not the only unchallenged rulings residents have had to live with. Prior to 2008, there were 17 petitions filed. Out of the 17, 13 were in favor of the petitioners. Since 2008, 16 petitions were filed, 2 were in favor of the tenant, 14 against. An astonishing reversal of the previous rulings. The law did not change. I will leave it at that. You may refer to our web site to view the list of decisions and the judges who ruled on them.

We must stop this trend. Questionable decisions must be appealed. Individually we cannot afford the cost but as a large group contributing to the legal fund we can challenge the decisions in the court of law. Time is of the essence. Mail your contributions today, or go to our web site and donate to the fund using your credit card. You can also help by making non AAMHO members aware of what is happening. These charges affect all of us who live this lifestyle. Everyone should share the cost of protecting our rights.

Web site: www.aamho.org

Office Phone: 480-966-9566 1-800-221-6955

2334 S. McClintock Dr., Tempe, AZ 85282

Sincerely,

Arthur Chick, President

The “Power of WORDS”

Patrick E. Nixon

Several years ago I did some tutoring at the local Community College. Consider the cultural shock of going back to a college campus after a long, long, long sabbatical (you got the idea). The students were using words that sounded like a foreign language. Just to make it even more interesting we had students from around the globe, for those students English was a second language, or possibly a third language.

Ever notice we say “English” but we have not been English for centuries. Why do we not say that we actually speak – American? Are we not Americans? Have you considered the diversity of the words we speak every day. Our society uses words, slang and idioms all the time. Can you imagine trying to explain the word “bear” as opposed to the word “bare” in our English.

Consider two approaches from two very famous writers “The Word is the Deed” –

“Suit the action to the word, the word to the action” (Shakespeare).

“Words are also actions, and actions are a kind of words” (Emerson).

There have been so many times in the past several years where I have heard and witnessed incidents when the ability to communicate effectively was eliminated with the first question or statement.

When a question is asked of a person it is not negative or positive – it is merely a question. Know what I mean?

When a statement is made to a person it can be taken as either a negative or as a positive statement depending on the actual message that is received by the person to whom the statement is directed.

A famous story (example) from my past:

Once there was a Captain and a First Mate on a ship. It was not a very large ship and they were in close proximity daily. For some reason or another they had a “falling out” and a little bit of hostility remained after the incident. As time wore on the shipmates bore the brunt of their not so pleasant company. One day the Captain seized on a golden opportunity as the First Mate had indulged in a wee bit too much grog. So the Captain entered into the ship’s log: “The First Mate was drunk today”.

The First Mate went to the Captain and expressed his concern that the remark was a permanent black mark on his name. The Captain refused to budge it stayed. So the First Mate went on about his business and kept a stiff upper lip. On the eve of their return to their home port the First Mate had the watch and he very quietly and surreptitiously entered into the ship’s log: “The Captain was sober today”.

We have so many methods with which to communicate to each other in this age of electronic devices. We can text, we can fax, we can email, and sometimes we can even talk to each other. I was at a meeting the other day where the participants spent hours discussing the word “communications”.

As a former “communications officer” I believe that what we have sometimes is a “failure to communicate” (Paul Newman).

I once read that General Dwight D. Eisenhower was asked how he managed to lead such diverse groups of people to work together to win Europe from the Nazis. It is said that he answered, “Sir, it is one team, or we all lose.”

WE are the members of our Association. My question is – **are we all on one team?**

Roxanne Sposato

Legislative Director

Hello Fellow AAMHO Members,

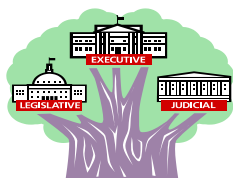
First let me say Thank You, for electing me as your Legislative Director. I will do my very best to serve you and keep you informed.

Please go to our web site, www.aamho.org for regular updates on Legislative Issues. Feel free to email me with your questions and/or concerns about Legislation. Remember I will send out "Call to Action" emails as needed. When you receive one please act promptly as our immediate attention/response are necessary to oppose/support that particular piece of legislation. Remember, there is Strength in numbers.

Now I would like for you to please think about getting involved in AAMHO. I am not asking for you to commit to long hours without pay (a few hours without pay) or days away from your family. I am asking for a few hours a month and more importantly for your knowledge and assistance in tackling Legislative Issues that affect our lifestyle. I am asking for volunteers to serve on the Legislative Committee. My hope is to have representation from each District within AAMHO.

Please send me a short note expressing your interest in the Legislative Committee. Please list any expertise you may have and that you feel we could utilize to expand our presence legislatively.

Thank you,
Roxanne Sposato
leg@aamho.org



Legislative Notes

Your AAMHO Legislative Committee has been jumping through hoops these past few months. It seems as though something or someone is always giving us obstacles to overcome. The one thing to remember is that we **need you** (yes that means you too) to break through and overcome these obstacles that threaten our way of life.

Our Lobbyist Dana has been working around the clock to keep us updated on important issues. I am here to tell you she is very tenacious when it comes to protecting your rights as Manufactured Home Owners/Renters. She will be presenting Legislative Seminars in the future (as soon as things slow down at the Capitol) so look for the dates on the web site, in the mail, or by email. You will learn how AZ Legislation works after attending one of these seminars. I look forward to seeing many of you there.

Look, I know it's very frustrating when you get an email or phone call that asks for you to **"Act Now"** on a particular issue. Please understand that things can change quickly in Legislation. You just never know what is going on in any given minute and sometimes the status of a bill can change within minutes. Please know that your Legislative Committee is working diligently and is here to protect you and the lifestyle you have chosen. We depend on you and your support when addressing these issues so please act as quickly as possible when you get a notice to **"Act Now"**. Remember, there is **STRENGTH IN NUMBERS ~ AAMHO.**

Keep track of Bills by going to, <http://www.azleg.gov/>

At the top of the page, in the right hand corner, there is a box. Type in number of Bill ie;2395, and all information pertaining to that bill comes up. Go ahead and try it. Now you can keep all of your friends and neighbors updated about key Legislative Issues.

Thank you for your support.

Roxanne

Coyote Ranch Update



The Yuma Coyote Ranch lawsuit has resulted in a big victory for the 64 homes that joined the suit. Many of you contributed to the extreme financial burden that resulted from fighting the arbitrary throwing out of leases signed in good faith under prior ownership. The Park was sold in late 2007 and the sale was finalized in early 2008, and the new owners decided immediately that they did not have to honor existing leases. So they announced that the current long-term leases would be ignored and a new lease with a substantial rent increase would be effective immediately. This action if allowed to stand would set a precedent for Arizona Park owners to throw out any lease they wanted to and substitute it with a new lease.

AAMHO organized the Coyote Ranch residents into a cohesive group of tenants who were willing to fight this action. Money was raised from Coyote Ranch Park residents and residents of Parks throughout the State. The AAMHO-led fund raising resulted in \$51,887 of the \$110,000 total required to protect the valid leases. A law firm was retained and litigation was filed in Maricopa County Superior Court.

This litigation has sent a strong message to all Arizona Mobile Home Parks that leases are sacred and cannot be cancelled because the owner has decided that more money is needed. This message should protect every MHP resident from an arbitrary increase in lot rent while the current lease is still in effect.

The more important message is that MHP tenants can come together and fight effectively for their rights under Arizona law.



Education Report

Shirley Hervey, Education Director

Restructured and updated the following:

- 1) Tenant workshop manual
- 2) Manager re-certification manual
- 3) Mobile Home Park Charter manual
- 4) Directors manuals

Held the following classes:

7 tenant workshops from Tucson to Cottonwood and Mesa.

Held a manager re-certification class every other month from April 2010 to the present.

Upgraded the cost of this class from \$45.00 to \$125.00 due to the increasing cost of this class.

I want to thank the Education Committee for all their hard work with these projects and all of you that attended the classes and gave this committee such great surveys this last year and hope you will continue to call the office and schedule workshops in your Districts. The office and I will be working together to try and schedule the Tenant workshops as a District Workshop in an effort to cut down on having so many during the year.

AAMHO OFFICE HOURS:

MONDAY THRU FRIDAY

8 AM TO 4 PM



District 3 ~ News ~ Events

Roxanne Sposato, District 3 Director

District 3 held their annual Election on March 19, 2011 at The Rose Garden in Surprise. This MHP and its lovely residents set the tone for our meeting; lively and informative. The clubhouse was decorated in St. Pats green and was a festive sight for those attending. Good food, good friends, and lots of information, yes it really was a District Election Meeting.

First I would be remiss if I did not thank some "Special Members". One couple stepped up to the plate when our original meeting place had to be abruptly changed. One week before the meeting I am making calls trying to get a facility and along comes Ron & Ginny Klein. The first thing Ron said when he heard my predicament is we'll have it here. Thank goodness for members like the Klein's who had everything ready for us. Ginny had the coffee ready and made fresh lemonade for those attending. Many thanks to Delores Lukert from Glendale Cascades for the wonderful cakes she made for dessert (some couldn't wait and had a piece with their morning coffee), and Shawna & Sammi who delivered lunch.

Shawna answered lots of questions that members had concerning information packets for Park Meetings. She will be getting lots of calls and emails this week as the members are gearing up for summer meetings. There were questions on procedures for sending in membership renewals. This was a great chance for new Officers to learn the ropes.

The hot topic of the day was how/when can we do training. The members of District 3 want to be educated on all things AAMHO which I think is wonderful. We will have some new AAMHO Charter Park Boards starting up this summer and we are looking forward to lead them in the right direction. We will be seeing some District 3 members at our Board Meetings which is always welcome. It was wonderful to see the excitement and the energy in the room.

Park Officers discussed the problems they face in their parks, and got input from others on how to solve them. The major issues that park residents faced this past year were utilities and Park Managers with less than stellar communication skills. We will work on how to interact with this type of manager with Charter Park Officers Training. There was discussion on how to obtain new members and get members involved. I'm sure we will see some new faces in District 3 shortly which is great. As one member stated, "change is the only way we can grow."

Now I did say this was an election meeting didn't I? Drum roll please..... The newly elected District 3 Director is, Patricia Monczki from Casa del Sol West in Peoria. The Secretary is, Ginny Klein from The Rose Garden in Surprise. Please give them a few days to gather their thoughts before we bombard them. They have both proven that they are more than capable to handle their new positions and we welcome and congratulate them. There is another individual that needs a big thanks and that is the outgoing Associate Director Peggy Garber. We thank her for her service this past year and wish her well in future endeavors.

As we enter into a new year please remember in order for us to go forward we need you, the member, to get involved. Get a new member, volunteer for you park or one of our committees. Contact your District Director or the office and let them know what you are willing to volunteer for. You can do it, it's not hard, and think about the fun you'll have.



Answers to Questions from January District 2 Meeting

DJ McMurray, District 2 Director

What License do you need to sell a Manufactured Home in a Park?

Here are all the Classifications of license required to sell Manufactured Homes and Factory Buildings.

Home Type	Class	Description
Manufacturer	M-9A	Factory Built Buildings (FBB) and subassemblies.
	M-9C	Manufactured (MFG) Homes
	M-9E	Master, Includes M-9A and M-9C
Retailer/ Dealer/ Broker	D-8	Retailer Mobile/MFG Homes
	D-8B	Broker Mobile/MFG Homes
	D-10	Retailer FBB or FBB Subassemblies
	D-12	Master, includes D-8, D-8B & D-10

What type of test do you take to obtain a license?

Department Fire Building & Life Safety provides testing for all of the Licenses listed in question 1.

Do you have to be a broker?

No, you have several options as listed in question 1.

Utilities when not in Park for over 30 days?

Parks that charge separately for utilities may not exceed the single family residential rate that the local providing utility charges. If the local utility provider permits suspension of services then the park must also provide suspension of service. If the local provider requires notice and/or disconnect/reconnect fees then the park must also.

Can trash charges be stopped when not in a Park?

This was sent to a Hearing and the outcome of that hearing was we should be allowed to discontinue trash services when not in the park for more than 30 days with notice of leaving and returning dates. Apache Junction allows this but you also have to pay a fee to restart trash service, in most cases the savings is not enough to deal with the hassle of the notices.

District 4 News

Bob Caplette, District 4 Director

On March 5, a successful meeting was held at Diamond Grove Estates. Just as other parks here in the district have their problems, some small, some large, this park has more than their share. This is the third meeting Keith and I have attended. At the second meeting they realized that by joining together and not as separate individuals it was possible to accomplish their objective of righting wrongs within their park. They also realized that with AAMHO membership they could get the guidance they were seeking. After the third meeting additional persons signed as members of AAMHO and they now are in the process of becoming a chartered park.

In February, both Keith and I were invited to Green Valley Estates. They had heard of an organization called AAMHO. There were at least 40 people in attendance. A gentleman in the park had contacted AAMHO and through Keith this meeting was arranged. Their main question is 'What is AAMHO'? A briefing of what our main objectives and also how important membership is to meet those objectives. This is an RV park and their conversation covered highlights of recent accomplishments of the RV lifestyle. As a result of the meeting, this park will also become a Chartered Park by the end of this month.

February 1, I was invited to an officer's and committee meeting at Rancho Los Amigos MHP. In this meeting I was informed of a number of issues and was asked for advice on how I might handle those issues. First I mentioned that they should concentrate on only two issues at a time and not try to solve all of them at once. One issue being something they may be able to achieve without too much pain. The other issue should be one which is much more complex. Without going through all the details, I am happy to report that the lesser issue has been resolved and the other complex issue is being taken care of but being a more complex issue will take time to resolve. Update of achievement of this issue will be reported, periodically by management. If you are seeking more information on this subject, I will be happy to detail it at our next District meeting. **Good question: what is your suggestion on the date for the next meeting?**

Arizona Court of Appeals



Recent action by the Arizona Court of Appeals has made awarding attorney fees to winning respondents in an ALJ Hearing impossible.

The case before the Court of Appeals was essentially set aside with the result being a decision in favor of petitioners. Potential petitioners are cautioned not to file frivolous petitions and to try to resolve their differences with park management. An example of a frivolous petition would be the social hall floor is always dirty. If it is the ALJ will hear from the park management that the floor is as clean as it can be all the time. A claim such as this is hard to prove and easy for the park to prove otherwise. (A review of ALJ decisions shows that claims like this always lose.)

The Appeals Court action takes the worry out of filing a legitimate petition.

We Need your "Help"

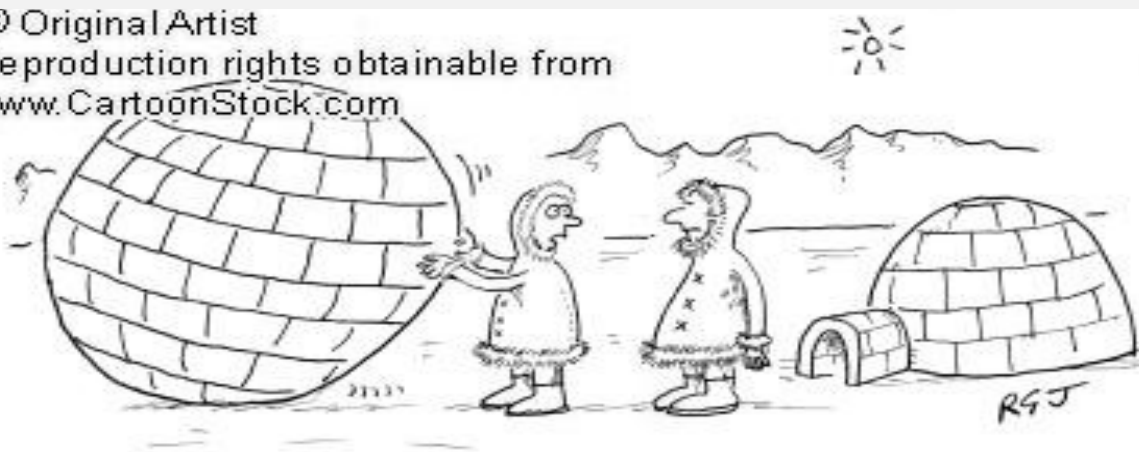
Joe Scelza, AAMHO 1st Vice President

There are some things that are happening in parks by owners that have become a trend. Charging for sewers when you have a septic system, charging a single family dwelling fee for trash pickup and it is not curb side service, and they charge you that fee for "trimming of trees" that are massive and park planted. Raw sewage in older parks backing up into residence homes and also seeping out of the ground and last but not least rent increases when the economy is so bad for us on fixed incomes.

So I guess what I can say is that the owners of our parks have their own agendas and we are not on their list. So it is frustrating to hear "I don't need AAMHO everything here is fine and I have no problem." The truth is that selfishness and oneness has crept into some of our consciousness and it saddens me to see that the only time some people get involved is when it affects them personally. Then all hell breaks loose and cannot come to their aid fast enough. When the crisis disappears so do they. I know I am speaking to the choir here because you showed up today and you show up on many occasions.

We need your help because we are all working as hard as we can it isn't enough so we need all of you to consider stepping up or encouraging others to join in the work of AAMHO in whatever way you can. You can volunteer as an Associate Director and learn the ropes. You can join the education committee and be trained as a presenter. You can be put on a list to help our two gals in the office when they need additional help. You can donate some cash to the legal fund. We need so many of you to help lessen the load. I have to give our Board of Directors a loud "Thank you" for working so long and tirelessly on behalf of our lifestyle. Let us go forward this year and continue to seek new membership from the baby boomer generation. We need the numbers to go up so our clout in the legislature and in our parks increases and we can live without being afraid that our cash will run out before we do. I love what we do. We just need more of us doing it so spread the word and the word is "Help".

© Original Artist
Reproduction rights obtainable from
www.CartoonStock.com



Search ID: rj01164

"IT'S MY MOBILE HOME"



Letter to The Editor

The Pledge of Allegiance

When we say this pledge we always say with liberty & justice for all. This is true for most of the citizens of the USA. However, if you are a resident of a mobile home park your rights are dictated by the park management. This is not only unfair but contrary to all we hold dear.

Two examples of this is the parks charging the tenants for the trimming & upkeep of the landlords property. Number two is the parks refusal to all the tenants the right to rent the homes they own. On the other hand the park owned houses the park can rent by the gross. I for one find this type of autocracy dictatorship by the park management un-American besides being unjust.

John Howe

We want to hear from you
Visit the AAMHO website at
www.aamho.org
Use the contact form to let
us know your
Thoughts, ideas and
suggestions.

JOIN AAMHO TODAY



Complete the information below, detach this application from the newsletter and mail it along with your check or credit card number to the AAMHO office or your payment may be made through our web site:

www.aamho.org

Name _____

Phone () _____

Park _____

Address _____

Space ____ City _____

Zip _____ #of AZ Voters _____

Name of household Members _____

Alternate Address _____

Email Address _____

New Member ____ Renewing Member ____

Type of home; MH ____ PM ____ RV ____

I own my home _____

I Rent my home _____

Annual Dues: \$30.00

Legal Fund Donation \$ _____

Total Enclosed \$ _____

Master Card or Visa Card #

Expiration Date:

Month _____ Year _____



2334 S. McClintock Drive

Tempe, AZ 85282-2674

(480) 966-9566 or (800) 221-6955

PRST STD
US POSTAGE PAID
PHOENIX, AZ
PERMIT #339

www.aamho.org