

**Penticton & District Manufactured Home Owners Association
NEWSLETTER**

PO BOX 22020, PENTICTON, BC, V2A 8L1

Website: pdmhoa.ca

(P&DMHOA)

OCTOBER 2018

Incorporated on July 19, 1985 under the Society Act

Your Voice For Manufactured Home Owners.

**GOVERNMENT SET MAXIMUM INCREASES FOR PAD RENTS FOR EACH YEAR
THAT TAKE EFFECT ON YOUR ANNIVERSARY DATE.**

***THE 2% BONUS FOR LANDLORDS IS CANCELLED JANUARY 1, 2019**

INFLATION % RATE ONLY THIS INCREASE IS NOT DISPUTABLE

**IN ADDITION THERE CAN BE PROPORTIONAL AMOUNTS FOR INCREASES
TO GOVERNMENT LEVIES AND UTILITY FEES. THIS PART IS DISPUTABLE**

THE INCREASE FOR 2018 IS 2% + 2% = 4%

***** THE INCREASE FOR 2019 is INFLATION ONLY 2.5% *****

IF YOU AGREE IN WRITING,

YOUR RENT CAN BE INCREASED BY ANY AMOUNT

KEREMEOS GENERAL MEETING at, Royal Canadian Legion Hall

FRIDAY NOVEMBER 2, 2018 at 1: 00 PM

All Tenants of manufactured home parks are invited. Bring your questions, concerns for answers. Refreshments served after the meeting with opportunities to Purchase Memberships, engage with Directors, Park Reps, sharing information, concerns, visiting & making new friends.

PENTICTON GENERAL MEETING at Oasis United Church

2964 Skaha Lake Road south of Walmart opposite side of street

FRIDAY NOVEMBER 23, 2018 at 1:30 PM

Lots of parking in the parking lot, easy wheel chair accessibility.

All Tenants of PENTICTON manufactured home parks are invited. Bring your questions, concerns for answers. Refreshments served after with opportunities to Purchase Memberships, engage with Directors, Park Reps, sharing information, concerns, visiting and making new friends.

This Newsletter copy is chosen to answer the number of growing serious concerns. They are the most repetitive from the many Tenants calling and emailing from several of the 47 parks we serve. There are new articles and topics previously published in this Newsletter. This newsletter is 12 pages of valuable information that answers many of your concerns - the most we have done in 33 years. **KEEP THIS NEWSLETTER FOR FUTURE REFERENCE.*

President's Important Message

We thank the one hundred Tenants that responded quickly to our urgent message last April. This year we need all tenants to renew plus several hundred more to keep YOUR P&DMHOA VIABLE so we can continue achieving through working with the NDP government of BC for all tenants in MHPs: major financial benefits if a park closes, in 2019 removal of landlords 2%, stopping landlords from being able to raise lower pad rents to comparable higher pad rents in arbitration and achieving higher \$ benefits for lower incomes. This was all achieved this past year as a result of P&DMHOA and the AMHOA working with the NDP PARTY of BC for the past several years on behalf of tenants in MHPs. These benefits were announced by Premier John Horgan this past 11 months. You will find more information in this newsletter about the changes.

*It is with concern that we share these facts with all Tenants in the 47 parks with over 2,200 lots in the RDOS area. Last year 700 of the 2,200 purchased a membership. Our only source of income is from Tenants purchasing a yearly \$10.00 membership to P&DMHOA. Our "annual "operating expenses increase yearly and our savings are diminishing. **We hope you value the financial benefits and security YOUR Association has achieved this past year for all tenants in BC and will respond immediately to the 3 requested ways you may make YOUR Association STRONG AND VIABLE.***

Firstly, Fill out the membership form on the back page (If you have a Park Rep give it to the Rep) if not mail in Your Membership TODAY to show you appreciate for the benefits we have achieved for YOU the Tenants and will continue to do for You. Thank You.

Secondly, If Your Park on the inside back page shows there is no Newsletter deliverer or Park Rep, Please Volunteer TODAY. Thank You.

*Thirdly, over the last 4 years many Directors have retired after years of service and we need new Directors plus Park Reps and Newsletter Deliverers in every Park so we can carry on as the strong P&DMHOA for YOU. **Enquire and Volunteer TODAY.***
Thank you.

The WHY of P&DMHOA:

As owners of manufactured homes situated on rented lots in manufactured home parks (MHPs), you are homeowners, renters, and taxpayers. You therefore face a unique situation with problems common to all three roles. We urge you to become knowledgeable about your rights under the Manufactured Home Park Tenancy Act (MHPTA) of BC to protect yourself from unforeseen events. Harmonious parks have changed overnight with new owners or managers who don't know the Tenancy Act or don't administer their park using the Act or treat all tenants equally and fairly.

WHO is P&DMHOA:

This Association was incorporated on July 19, 1985 under the Society Act. For 33 years we have published Newsletters twice annually in April & October to keep residents of MHPs aware of their rights under the MHPTA of BC. The area we cover is the RDOS: Osoyoos to Summerland to Princeton. General Membership meetings are held quarterly in various communities. The Association is dedicated to keeping all tenants in MHPs up to date on changes that could affect them, but we can only work with and act on existing members behalf. We continually guide, advise, support and work with all our members, but only Association members are eligible for possible financial assist in certain critical situations and circumstances.

The P&DMHOA is as strong as your membership, the more members we have, the stronger we become. That 10 dollar investment is there to ensure that you have all of our tools at your disposal and support when needed. To be used in your favor. If you look at it as insurance it is less than 3 cents a day, you cannot beat the value that could save you money, frustration, anxiety, stress or eviction.

THIS GOVERNMENT RESIDENTIAL TENANCY BRANCH OF BC WEBSITE HAS LANDLORD AND TENANCY INFORMATION. It is quick and easy to navigate. There is a wealth of information and forms. If you have questions you can find answers quickly. Know your rights and responsibilities under the Manufactured Home Park Tenancy Act of B. C.

WWW.gov.bc.ca/landlordtenant

Phone – 1-800-665-8779 toll-free EMAIL: HSRTO@gov.bc.caTENANTS

Do you have a 24 hour Emergency Phone Number for your Landlord, Manager the ACT says all Tenants in the park must have one?

Page 3

**This newsletter has several examples of the types of support, guidance and assistance we have given to P&DMHOA MEMBER Tenants. Tenants have used this information to get their Landlord to comply with the MHPTA. When they won't comply with the MHPTA, used this information and taken their Landlord to Arbitration and Won. You Can Use this information to get your Landlord to comply with the MHPTA or to take them to Arbitration and win.*

KEEP THIS NEWSLETTER FOR FUTURE REFERENCE

WHO OWNS AND MUST MAINTAIN TREES AT THEIR EXPENSE Trees in a MH Park belong to the land, which the landlord owns and is responsible for maintaining at their expense to arborist safety standards. Section 26 of the MHPT Act confirms this. Tenants are not responsible for the trees on their pad and even if their park rules say so, it is not enforceable under the Tenancy Act. Your landlord can be taken to arbitration if they try to enforce the illegal park rule. This is one of the Arbitrations RE: TREES THE TENANTS HAVE WON. DECISION, Dispute Codes, RP, OLC, FF

WHO OWNS AND MUST MAINTAIN RETAINING WALLS AT THEIR EXPENSE - A Landlord must provide and maintain the manufactured home park in a reasonable state of repair, and comply with safety standards required by law and the manufactured home sites are included in the definition of a home park. The landlord has the responsibility to ensure the stability of the manufactured home sites, and their retaining walls (Even if a tenant built it) at the landlord's expense. This is one of the Arbitrations RE RETAINING WALLS THE TENANTS HAVE WON. File No 777198, DECISION, Dispute Codes – FF, OLC, RP.

A PURCHASER SIGNS A NEW TENANCY AGREEMENT THE PAD RENT CANNOT BE RAISED FOR 12 MONTHS. When a purchaser signs a new tenancy agreement even if there had been an assignment (or RTB 10 used to transfer the pad rent) of a previous tenancy agreement from the vendor to the purchasers of the manufactured home It Was Rendered Of No Effect By The New Tenancy Agreement. The New Tenant is not subject to a Notice of Rent Increase given to a prior tenant. If the landlord increases the rent prior to 12 months from when the new tenancy started tenants are entitled to recover any additional rent paid under that increase. This is one of the Arbitrations RE LANDLORD ISSUING AN ILLEGAL RENT INCREASE. THE TENANTS HAVE WON. File No 539735 DECISION; Dispute Codes DRI,

*** * HELP IS JUST A PHONE CALL AWAY FOR MEMBERS: * ***

If YOU Are a Member of P&DMHOA, (Sorry if you are not a member of P&DMHOA we cannot help You) call, Ken 250-498-2885, Gerry 250-492-0267, Carol 250-498-8427, Mike 250-462-1257, Hugh 250- 498 -0145, Joy 250-498-5361. If you have questions, concerns, want to know your rights under the MHPTA, been threatened, for advice on how to proceed with your problem call us.
Please Call ONLY Between 9:00 AM & 6:00 PM: Thanks

P&DMHOA Website: pdmhoa.ca Please visit the Website frequently as it is updated often with very valuable information pertaining to Mfg Homeowners, the MHPTA, News and Upcoming Events. MHP Locations, Park Size, Aerial View and Directions to the Park, Archived Newsletters are a great resource for information, Resources Links, RTB & AMHOA. Don't have a computer then ask a friend to tour the web site with you. Our web site is maintained by our volunteer Webmaster Ray Bibby who no longer lives in a home park. *We sincerely thank Ray for his devoted volunteer continued services.*

Section 33 of the Manufactured Home Park Tenancy Act (MHPTA) has been repealed, there are now only 3 ways a Landlord can raise Pad Rents

1. Asking the Tenants in writing for a volunteer pad rent increase. Tenants never want to accept a volunteer pad rent increase verbally or in writing. Only pay the annual allowable inflation % rate as of January 1, 2019. (A Landlord recently tried this and threatened the Tenants if they did not accept. P&DMHOA advised them it was just a threat the Landlord could not act on and not to agree to the volunteer pad rent increase).

2. A Landlord can go to arbitration and try to have Tenants pay for emergency or infrastructure expenses. They must show the financial statements for 3 years to win.

3. **IF You Do Not Use the RTB-10 Form Landlords Will Raise Pad Rents monthly by \$50.00 to \$265.00. (This is happening now in parks to Increase Their Income)**

If you do not use the RTB-10 form the landlord may raise the monthly pad rent to the purchaser to whatever sum they like. The purchaser may only purchase your home if they get a low price to compensate for a higher rent. A higher pad rent can affect your ability to sell the home. Purchasers will walk away because of the higher rent.

Use RTB-10 Form to Transfer Your Pad Rent to Your Purchaser

This is a legal Provincial Government form the landlord must accept and reply to in writing within 10 days on the Form. If they do not, it is automatic acceptance. The landlord may only refuse the purchaser for the reasons listed on page 6 of the RTB-10 form. If consent is unreasonably withheld, you as seller can apply for an arbitrator's order to have the (Pad Rent) tenancy agreement assigned.

Request for Consent to ASSIGN A Manufactured Home Site Tenancy Agreement (RTB-10)

(RTB-10) Means No Rent Increase For the New purchasing Tenant. *If you do not use the RTB-10 Form the Landlord can increase the pad rent for the purchaser to whatever they wish (\$50.00 to \$250.00 a month).Some Landlords are raising pad rents up to \$260 a month. This could cause the Purchaser not to buy your home. The Landlords MUST reply in writing on accepting the purchaser or with one or more of the Five Valid Reasons on the RTB-10 form to refuse the purchaser..If the Landlord turns down the purchaser by email or a phones call the purchaser can move in.*

I. We strongly recommend that you follow all of these steps when you sell your home.

2. Contact Landlord/Manager and arrange for an inspection of the outside of your property in preparation for the sale several days before listing your home.

DO NOT engage in any discussion with Landlord/Manager regarding the demands, but insist that they are given to you in writing. DO NOT ARGUE but INSIST that the repair request must be in writing and be signed and dated. * Allowable repairs requests are only for safety issues, are mandatory and should be completed before listing your home *

3. Contact a realtor to handle the sale of your home. Inform the realtor that you want to use "Request for Consent to ASSIGN a Manufactured Home Site Tenancy Agreement (RTB-10)" form. Make it clear that you require them to assist with all aspects of the form including: completing all the prescribed steps of the form and the immediate physical delivery of the form to the Landlord/Manager, allowing enough time for Landlord/Manager to reply (10 days). Be sure that the Realtor understands that the delivery of the form does not include the Purchaser meeting with the Landlord/Manager, as laid out in step 8. (Important Points)

If the Realtor will not agree to do this, do not use them!! Find a Realtor that will.

HOME OWNER'S AND AGENT'S RESPONSIBILITY CLARIFICATION

4. The Home owner completes section A to E on the form, with your Agent's assistance.

5. When an offer is made to purchase your home and accepted this form is sent to the purchasing realtor with the other documents required re acceptance of the offer.

6. The Purchaser completes Section F (two pages) and it is returned to you via your agent with their offer. If the purchaser has privacy concerns, TWO COPIES returned to you in a sealed envelope (One for you and one for Management)

7. If you are accepting the offer: it is your responsibility to oversee and ensure the immediate delivery of the completed form to the Landlord/Manager by the realtor.

8. Keep a copy of the completed form as a record re date of delivery to Landlord/Manager. **Page 6**

DELIVERY METHODS

9. If there is a Landlord/Manager in the same area as the park, your realtor should physically make every attempt to do an immediate delivery of the completed RTB-10 form to the Manager/ Landlord, and recording date and time served. If management refuse to accept or say they do not accept the RTB-10 Form then leave it there and say you are served the RTB-10 Form. **Do not email, fax or mail to Landlord/Manager.**

If it cannot be physically delivered to the Manager/Landlord then immediately send it by Double Registered Mail, this will give you a confirmation of delivery. Once you have received delivery confirmation start the 10 day count to the acceptance date.

IMPORTANT POINTS: This form forces Management to Assign the Tenancy (Existing Pad Rent) to the purchaser without meeting the purchaser. Purchaser will contact the Manager/Landlord (When Approved) on 11th day after delivery of the FORM, **Not Before**, to arrange a date to sign the Parks papers. Have your agent advise the Purchaser's agent of the acceptance date. The form ensures that the Landlord/Manager must complete page 5 of the form and return it to home owner in 10 days with written reason and proof, for denying the request to accept the purchaser, or state has accepted the purchaser. **If homeowner does not receive the form back from the Landlord/Manager, by the end of the time limit, the tenancy is considered given.**

10. Five valid reasons for refusal of new purchaser:

1. Negative credit rating. This must include written proof of bad credit.
2. References indicate tenant is unlikely to comply with the tenancy agreement.
This must include written proof.
3. Unlikely or unable to pay rent. This must include written proof.
4. Does not intend to live in the park.
5. Every reasonable effort has failed to contact references. This must include written proof including dates and times attempts were made to contact your references and management advised you could not reach references and got more

11. Quote from the form re instructions to Landlord or representative. "If home owner does not receive your written response on the RTB -10 Form by the end of the 10th day, your consent to this request will be conclusively deemed to have been given".

www.rto.gov.bc.ca/documents/RTB-10.pdf This link that will allow you to Download and print the RTB-10 form.

When you use the RTB-10 form to transfer your pad rent to the purchaser and they sign a ** new tenancy agreement this is a pad rent transfer only and it nullifies the sellers pad rent anniversary date. The purchasers pad rent cannot be increased till the Purchasers anniversary date one year later.

been verified in Arbitrations. * *

*** * This has
Page 7**

TENANTS NEVER HAVE TO SIGN PARK RULES

Tenants never have to sign Park Rules there is no requirement under the MHPT ACT for the Tenants to sign new Park Rules. Tenants do not have to sign a letter saying they got Park Rules and will abide by them. A Landlord may from time to time issue new park rules. They must be dated and state that they become effective in 14 days. Anything that does not comply with the ACT is NOT ENFORCIBLE. If it takes away something that is in the Tenancy Agreement E.g. garbage pickup then the pad rent must be reduced to compensate for its removal. This is one of the Arbitrations RE: TENANTS NEVER HAVE TO SIGN PARK RULES THAT TENANTS HAVE WON. File No: 537447. DECISION, Dispute Codes FF, OLC

TENANTS HAVE A TENANCY AGREEMENT WITH THE LANDLORD WHEN THE LANDLORD ACCEPTS PAD RENT EVEN IF THEY DON'T HAVE A WRITEN TENANCY AGREEMENT

Prior to 2004 there was not a standard tenancy agreement for Manufactured Home Parks in B. C. nor was it required to have one. When a landlord collects pad rent on a unit a tenancy does exist and that tenancy will continue until such time as it is terminated legally by iether the landlord or the tenant. This is one of the Arbitrations RE: TENANTS HAVE A TENANCY AGREEMENT. File No: 537447. DECISION, Dispute Codes FF, OLC

P&DMHOA HAD A CRY FOR HELP FROM A DISABLED SENIOR MEMBER WHO WAS SERVED A 10 EVICTION NOTICE.

She was a low income tenant, stressed and anxious and did not know what to do. A Director went to her home and calmed her and set aside her fears of losing her home and being out on the street. He filled out all the paper work and filed it with the RTB, P&DMHOA paid the \$100.00 filing fee. We sent her to the legal advocate at the Access Center (PAAS) in Penticton for guidance and help. She was able to solve the problem and remain in her home thanks to P&DMHOA and the legal advocate at the (PAAS) Access Center.

A NEW LANDLORD THOUGHT THAT HE COULD JUST RAISE PAD RENTS, WHEN HE REALIZED HE JUST COULD NOT, HE ASKED THE TENANTS TO ACCEPT A VOLUNTEER PAD RENT INCREASE

The previous Landlord never raised pad rents or did improvements, pad rents were \$165 - \$350 they wanted \$500. When they realized they couldn't just do that they asked the tenants to accept a volunteer pad rent increase over 3 years. The park fortunately had a Park Rep and a few members and contacted P&DMHOA. 99% of the Tenants became member of P&DMHOA. P&DMHOA provided two notices the (Continued on next page)

Park Rep delivered them and we arranged for a meeting place nearby and had a couple of meetings. Many tenants were older single and scared of being evicted if they did not pay the higher pad rent. P&DMHOA listened to their concerns answered their questions and assured them they could not be evicted if they did not accept the higher pad rent. They band together and turned down the volunteer pad rent increase and went with just the legal government's 4%. Thanks to belonging to P&DMHOA we had success and saved thousands of dollars in pad rent.

Penticton & Area Access Society (PAAS)

209 - 304 Martin Street, Penticton BCV2A 5K4

Toll free. 1-866-493-6822 • Phone 250-493-6822 • Fax 250-493-6827

<http://accesscentre.org>

This program offers information and assistance for those people living in the South Okanagan & Similkameen. Services are confidential and at no cost.

MHP tenants have utilized this service for successful negotiation for Tenant's Rights: People with disabilities: Eligibility and applications for provincial and federal disability benefits; appeals, reconsiderations, and tribunals.

They offer many services.-Small Claims, Debt & Human Rights Complaints, Legal Advocacy, Tenancy and Landlord, free Tax Assistance, Resources and Referral, Outreach, Service Directory-60 pages - The Little Book of Resources and Community services. EVERY ONE SHOULD GET A COPY

We have skilled advocates who will listen, explain your legal rights and assist you to ask for what you need from a government agency, doctor, landlord or even a neighbour. We can help you make applications, assist you with forms, plan an appeal, accompany or represent you at a hearing and make referrals to other agencies.

Speaking up for yourself or having an advocate help you find your voice is important to everyone. We seek to empower women and men to ask for and receive what they need from government agencies and the community.

PAAC's regular drop-in hours in Penticton are 1 pm to 4 pm on Monday, Tuesday, Thursday, and Wednesday 1pm to 3pm. Closed second Thursday of every month. PAAC offers a separate advocate for outreach service in Oliver, Osoyoos, and Keremeos. Call (250) 535-1099. Also offers an outreach service for Summerland on Tuesdays. Call (250) 490-7101.

Another resource for finding advocacy support in BC www.povnet.org

“P&DMHOA Strength Is In Our Membership” Are You a Member?

Page 9

SAFER – SHELTER AID FOR ELDERLY RENTERS Manufactured Home park tenants are eligible for this program. Pad fees are considered rent. If you are 60+ years old and your monthly gross income for singles is less than \$2,446, (\$2,666 for couples) and you pay more than 30% of gross income for pad rent, you may be eligible for rental assistance. Call BC Housing at 1-800-257-7756, check their website at www.bchousing.org or visit any Service BC Office to get the information brochure.

*When Premier John Horgan was in Penticton 11 months ago making two announcements benefiting Tenants in MHP in BC your President of P&DMHOA was invited to be with him and say what these announcements would do for MHP Tenants. He talked to the Premier advising him the landlords 2% should be removed and the RTB-10 FORM for passing the tenants existing pad rent to the purchaser should be mandatory for landlords to accept and gave him documentation of this. The Premier promised to put his best people on this. **Effective January 1, 2019 the landlords 2% is removed. This will save all MHP Tenants hundreds of dollars over the years.** IS THIS BENEFIT NOT WORTH HAVING A \$10.00 MEMBERSHIP IN P&DMHOA*

Penticton & District Manufactured Home Owners Association

DIRECTORS AND PARK REPS

June Clarke	- Dir/Park Rep	- 250.495.2059	- #6 Boundary & Avalon – Osoyoos	
Carol Freeman	- Dir/Park Rep	- 250.498.8427	- #42 Tradewinds – Oliver	
Duncan Myers	- Dir/Park Rep	- 250.498.3447	- #97 Country Pines - Oliver	
Joy Nobel	- Dir/Park Rep	- 250.498.5361	- #14 Cottonwoods – Oliver	
Ken Curry	- Dir/Park Rep	- 250.498.2885	- #78 Gallagher Lake Village – Oliver	
Hugh Chown	- Dir	- 250-498-0145	- Oliver	
Sue Walker	- Park Rep	- 250.462.4128	- #19 Golden Arrow OK Falls	
Dorothy Gullion	- Park Rep	- 250.497.8653	- #4 South Valley RV OK Falls	
Gerry Gilligan	- Dir/Park Rep	- 250.492.0267	- #304 Pleasant Valley - Penticton	
Elaine Chretien	- Dir/Park Rep	- 778.476.5839	- #15 Burnaby Gardens – Penticton	
Lloyd Witkowski	- Park Rep	- 250.462.5519	- #26 Pines Village - Penticton	
Bill Morey	- Park Rep	- cell 250.462.5217	- #206 Dauphin - Penticton	
Pete Satow	- Park Rep	- 250.486.1242	- #29 White Water - Penticton	
Christina Cull	- Park Rep	- 250.999.0693	- #78 White Water - Penticton	
Mike Rebagliati	- Dir/Park Rep	- 250.462.1257	- #23 Summoan – Summerland	
Pat Huff	- Dir	- 250.494.7635	- #30 Summokan – Summerland	Sheila
Montgomery	- Park Rep	- 250.499.4141	- #103 K Mountain – Karameros	Georgina McBeth
	- Dir/Park Rep	- 250.499.0202	- #1 Acacia Court Keremeos	
Anna Brook	- Consultant	- 250.295.3099	- #34 Deblyn Princeton	

*****Urgently Need Park Reps & Newsletter Delivery People*****

*** CALL the Members phone #'s on page 5 for Information or to Volunteer**

If your park has NO Park Rep listed below it is very important that a park Tenant Volunteer Immediately so your park has a voice and we have ongoing dialogue between us to fully protect all Tenants under the MHPT. If your park is listed below having NO Park Newsletter Delivery resident Tenant it is extremely important that a park Tenant Volunteer Immediately it only takes a few minutes in April and October. If no Tenant volunteers to deliver the newsletter your park will not get any more.

**PENTICTON: Figueira's , Holiday, Need * Park Reps _____ OLIVER:
Tumbleweed, Green Acres, Weeping Willow NO * Park Reps OKFALLS:
Skaha Terrace Has No * Park Rep or Newsletter Deliverer Peachcliff Estates No *
Park Rep KEREMEOS:
Ridge View, Lucky R, Riverside Estates, Has No * Park Rep. Copper Ridge, K
Mountain No * Park Rep and Newsletter Deliverer OLLALA:
Cherrywood, Ollala, Ollala MHP, Stewart's, Victoria Pines and Whispering Pines
Have No * Park Reps or resident Newsletter Deliverers
**PRINCETON: Has No * Park Reps or Newsletter Delivery people in 6 Parks Deblyn
Lynnwood, Martin's Lake, Penryn, Pines and Taylor Mill.****

*Tenants should never talk to the Landlord/Manager without a witness present.

*All communication between Tenants and the Landlord/Manager need to be in writing. If a Landlord/Manager ask you to do something verbally do not do it, tell them they must put it in writing. If not in writing do not do it.

If your park has NO Park Rep to collect your membership dues please fill out your membership application and mail it with your cheque today! Thanks

The more parks and tenants that join us the stronger we are to have our voices heard effecting beneficial changes for your protection and quality of lifestyle offering peace and harmony in your park and better resale values!

**Penticton & District Manufactured Home Owners Association
Meeting Schedule 2018/19**

Oct 12/18 Executive Meeting - <i>Newsletter Pick Up</i>	Penticton
Nov 2/18 General Meeting	Keremeos
Nov 23/18 General Meeting	Penticton
Dec 7/18 Executive Meeting -	Penticton
Jan 11/19 Executive Meeting	Penticton
Feb 1/19 General Meeting	OK Falls
Mar 1/19 Executive Meeting	Penticton
Mar 29/19 General Meeting	Oliver
Apr 26/19 Executive Meeting - <i>Newsletter Pick Up</i>	Penticton
May 31/19 Annual General Meeting	Penticton
June 14/19 Executive Meeting - <i>Summer/Recess</i>	Penticton

**** KEEP THIS NEWSLETTER HANDY FOR EASY REFERENCE ****

Membership - Don't Delay Join TODAY! THANK YOU

Our only source of income is Your membership fee. If you value the efforts of this Association, your \$10 annual membership is a token investment (less than three cents a day) in our shared future. We want to continue to publish newsletters and fight for your rights and protection from increased fees and regulations, see landlords/managers comply with the MHPTA treating all tenants equally and fairly so tenants can live without fear in peace and enjoyment. **If you have No Park Rep collecting your membership, please mail your Membership form and payment TODAY. Thank You**

2019 MEMBERSHIP FORM: RENEWAL _____ NEW _____ PLEASE TICK Penticton & District Manufactured Home Owners Association P.O. Box 22020, Penticton, B.C. V2A 8L1			
NAME _____	UNIT # _____		PARK
NAME _____	CITY _____	MAILING	
ADDRESS _____	POSTALCODE _____		
PHONE _____	EMAIL _____		
ANNUAL DUES: \$10.00 per site. Cheques payable to PDMHOA General donations are greatly appreciated; please make cheques payable to PDMHOA <i>Thank you for your moral, financial & volunteer support to YOUR association</i>			

OUR STRENGTH IS IN OUR MEMBERSHIP ---- ARE YOU A MEMBER?