

**PENTICTON & DISTRICT MANUFACTURED
HOME OWNERS ASSOCIATION
NEWSLETTER
P.O. Box 22020, Penticton, BC V2A 8L1 ‘
Email pdmhoa@yahoo.ca**

May 2008

Presidents Message

One of the most difficult jobs of your Executive is keeping members informed of the activities and changes occurring in our Association and throughout the province. We rely on our Park Representatives to keep you informed. We do not have Park Reps in every park here in the south Okanagan. If you do not know if you have a Park Rep, we do have a list of the members within your specific park and you may call us at any time to provide you with that information. Please give consideration to becoming a park rep if one does not exist in your park. We rely on our park reps to deliver the twice a year newsletter.

Our membership has increased by 150 homeowners this year and we have added 10 new Park Reps from the Keremeos/Olalla area. Together we can make a difference and only will do so by your continuing support.

2008 Annual General Meeting

The Annual General Meeting was held May 2, 2008 at the Royal Canadian Legion, Penticton, B.C.

Members were informed of the many changes that have happened throughout this past year. Some of these happenings include the relocation of residents living in Willow Beach MHP, Osoyoos, BC. The developer of this property is in the process of moving or relocating the residents to other parks at Midway or Armstrong. Others have been bought out or received cash settlement in negotiation with the developer. Your Executive has been kept informed by the developer and feels the majority of residents were fairly treated.

(Con't from Page 1)

Months of preparation and presentations to the City of Osoyoos for a policy to protect manufactured homeowners in the event of redevelopment was a By-Law passed by council giving relocation assistance only and did not provide protection for the manufactured home owner. This By-Law was a huge disappointment to the Executive and we hope that we can approach a new city council come election time in November.

The next presentations for policy protection in the event of redevelopment will be Keremeos and Summerland. Your executive is working very hard to carry this through to completion.

At present, there are 1500 manufactured homes in the south Okanagan/Similkameen region. The total for British Columbia is approximately 84,000 homeowners. There are **350 Park Owners that wield all the power & controlover those numbers.** These few have managed to lobby the legislature for changes in their favour to the Manufactured Home Park Tenancy Act.

It's time to come together as a strong association and have our voices heard at the legislature. At present there is only one body doing this on our behalf and that is, The Active Manufactured Home Owners' Association of Saanichton, BC.

Our local Association made a donation of \$2500.00 to the Defense Legal

fund in assisting towards costs incurred by the above group working on our behalf.

ELECTION OF OFFICERS

2008 – 2009

President: Ray Nuttall
V. President: Glen Moore
Treasurer: Bill Wennington
Secretary: Yvonne Dundas
Directors: Sheila Matheson
Patricia Huff
Jane Slavin
Brenda Sandeman

SAFER PROGRAM UPDATE

Monthly pad rental fees are becoming increasingly difficult to pay. With more easily obtained rent increases by park owners, this will only get worse.

If you are 60 or over, a Veteran and/or are receiving the seniors supplement, you may qualify for this program requiring financial assistance towards your monthly pad rental fees. Please get and fill in an application. There may be some adjustments to your income and expenses that may make you eligible for a SAFER grant. For information, phone BC Housing at:

1-800-257-7756, or
visit www.bchousing.org

CONVERTING PARKS TO COOPERATIVES

Losing the property we rent for our home is a traumatic event that is taking place not just here but across Canada and the United States. One of the more promising solutions is assisting home owners to buy the parks land and convert the park to a cooperative or to a strata development. With a cooperative, the land is bought "as a whole" by the Cooperative Association. Strata conversions are more complex with regional approvals, fees, surveying and subdividing the lots, then individual home owners would need to purchase their individual lots and the group would need to purchase the common land. More information on this subject will be given as it becomes available.

The first step is that any park should do regardless of whether or not they wish to investigate purchasing the park, is to form a Home Owners Association. To assist you with this, there is a kit available for download from the Active Association web site: <http://amhoa.ca/> With the agreement of the members, this Association could be given the task of investigating the purchase of the park for conversion to a cooperative or strata.

DOCUMENTATION FEES

It has come to our attention that some Property Management Companies are charging a processing fee up to \$100.00 when a new park home owner takes possession of his manufactured home. This fee contravenes the Manufactured Home

MEMBERSHIP or RENEWAL. FORM

Park Tenancy Act. One of our area park representatives brought this problem to our local Association. With the help of one of the directors, she notified, in writing the Property Management Company of their error. They agreed to return all such fees charged to new members in her MHP.

RENT INCREASES

A landlord may only increase the pad site rent once only every 12 months. For example, if you purchased your manufactured home during the month of May 2008, the landlord cannot charge you the cost of living increase or the additional 2% for the landlord's expenses again in January 2009 but must wait until May 2009.

MANUFACTURED HOME SALES

In recent times, Park Owners have taken upon the resale of a manufactured home huge rent increases to the new owner. This is a serious matter and quite unfair to the new owner who may not be allowed to purchase the home for sale if he does not agree to the rent increase.

The only recourse for the home owner who has his place for sale is by approaching the client and his Real Estate Agent to complete a Request for Consent Form to Assign a Manufactured Home Site Tenancy Agreement form. This allows the home owner to assign the present rental agreement over to the new owner, then submit for the park owner's approval.

MEMBERSHIP or RENEWAL FORM
Penticton & District Mfg Homeowners' Association
P.O. Box 22020, Penticton, B.C. V2A 8L1

NAME.....
PARK NAME.....PAD#
MAILING ADDRESS.....
CITY.....POSTAL CODE.....
PHONE.....DATE.....
SIGNATURE.....

2009 Annual Dues are \$10.00 per Mfg Home payable to the above.
Collections will begin in November 2008 thru January 2009.

MEMBERSHIP

Thank you for having renewed your 2008 membership. We are now 650 members strong and hope you will show this Newsletter to your neighbours, so that hopefully, they too will become a member. Membership dues pay the costs associated with promoting and protecting your rights and interest as a homeowner and a renter of a manufactured home site. Even more important, your membership increases our strength when dealing with government on your behalf. This Newsletter dealing with the activities of the Association is intended to make you aware of progress on legislative changes etc. If you or your friends have encountered something that may be of interest to others in similar circumstances, or may assist us in protecting your rights, please advise us. Items whether problem, solution or advice will be seriously considered for inclusion in future newsletters or posting on our new website at <http://amhoa.ca/>

Again, thank you for your continuing moral and financial support.