

**PENTICTON & DISTRICT MANUFACTURED
HOME OWNERS ASSOCIATION
NEWSLETTER**

**P.O. Box 22020, Penticton, B.C. V2A 8L1
Email pdmhoa@yahoo.ca**

November 2007

The 2007 Annual General Meeting was held May 4, 2007, Penticton, BC.
The minutes of the Ann. Gen. Meeting May 5, 2006 were read, moved, carried.

ELECTION OF OFFICERS

2007 – 2008

President	Ray Nuttall	Holiday Park, Penticton
Vice President	Ken Bazley	Summoken, Summerland
Secretary	Yvonne Dundas	Tumbleweed, Oliver
Treasurer	Bill Wennington	Figuiera's, Penticton
Membership	Sheila Matheson	Tumbleweed, Oliver
Directors	Bob Cartwright	Figueira's, Penticton
	Pat Huff	Summoken, Summerland
	Glen Moore	Sagewood, Keremeos
	Jack Goode	Pleasant Valley, Penticton
	Paula Karachun	Pleasant Valley, Penticton
Park Reps	Aline Wilson	Figueira's, Penticton
	Lorn Rutz	Whitewater, Penticton
	Jane Slavin	Pleasant Valley, Penticton
	Lois Joyce	The Pines, Penticton
	Frank Chubb	Burnaby Gardens
	Bob McCauley	Country Pines, Oliver
	Brenda Sandeman	Tradewinds, Oliver
	Nerida Collier	Willow Beach, Osoyoos
	June Clark	Boundry, Osoyoos
	Matt Sterling	Watson, Osoyoos

Presidents Message

It has come to our attention that some landlords are charging a documentation fee to complete the Tenancy Agreement Form. This is in contravention of the Manufactured Home Tenancy Act, Part 2, I-15. If you have paid this fee, advise your landlord that it is an illegal charge and ask for a refund.

If they fail to comply advise your Association.

What can we do? We will notify the landlord by mail and include a copy of the pertinent section of the Act. If they do not respond we will ask the Residential Tenancy Office for an Order of Compliance. (There is a fee for this). It may have to go to arbitration for an Order of Compliance (There is also a fee for this). We would expect to win the arbitration, as the Act is very clear that they cannot charge for documentation.

Can you do this yourself? Certainly, but by the time you have paid the fees it will likely cost more than the expected refund. The foregoing issue is only one of many that our members seek help for. As you can see, they all cost money, and we never have enough. Our only source of revenue is the \$10.00 annual dues that members pay. Last year we spent \$3,000.00 more than we collected in dues. Most of the money went for legal representation in Landlord Tenant disputes that pertain to all Manufactured Home Owners. It will take 300 new members to make up that shortfall.

Now you know why we are constantly asking you to support your Association with your membership.

Think of your \$10.00 membership as insurance, with luck you will never have occasion to make use of it. But it will help ensure a strong local Association for you and your neighbours. You may think that most other Manufactured Home Owners are already members. While it is true some MHP's have a high rate of membership, many do not. For example, Peachcliff has 160 homes and only 11 members; Whitewater, 72 homes, 3 members, The Pines, 120, 32 members, etc.

If you are already a member, thank you for your ongoing support. If not, please consider joining us. It may prove to be the best \$10.00 you ever spent.

News Items

1. The 31 residents of Kal Pines Estates in Oyama recently asked to join our Association. We are flattered they chose us to represent them but decided that Oyama was too far out of our area to be of benefit to them. We suggested they form their own Central Okanagan Association, and with our help they are proceeding to do so.

2. There are currently 3 MHP's in our area that are under threat of closing for redevelopment. Willow Beach, north end of Osoyoos Lake, has been sold to developers. Cottonwoods, Gallagher Lake Oliver and Tradewinds, Tuc-el-nuit Lake, Oliver are actively being marketed as development properties. Hiawatha MHP, Pandosy St,

Kelowna has a redevelopment proposal already before City Council.

We are all at risk for redevelopment, so think about what that would mean to you.

Ray Nuttall

RENT INCREASE INFO TAKEN FROM THE RTB FACT SHEET 131

Proportional Amount

The "Proportional Amount" is the change in local government levies (taxes) plus the change in utility fees, divided by the number of manufactured home sites in the manufactured home park. This means each tenant of the park pays for a part of the year's increased taxes and fees.

Government Levies

Government levies are the things that you find listed on a tax notice, such as, school taxes, hospital levies, garbage collection fee, and fees for water services.

Utility Fees

Utility fees are charges for public utilities such as electricity, natural gas, water, telephone and cable.

The landlord may only pass on the cost of government levies and utility fees that are for the common areas of the park. The landlord must give the tenant a copy of the most recent tax notice and bills for utility fees with the Notice of Rent Increase- Manufactured Home Site form (#RTB-11).

The form includes detailed instructions on what bills can be included and how to fill out the form.

Amount that cannot be Included

Expenses that are not local government levies and utility fees cannot be included when calculating a rent increase. If electricity is generated by diesel, for example, a landlord may not include the increased cost of the diesel fuel. The fees must be paid to a local government or a regulation utility in order to be included.

The Act states that the rent increase cannot be more than the amount calculated by the formula (Inflation rate plus 2% + proportional amount). This means the landlord cannot round up any cents left in calculating the allowable increase. For example, if the base rent is \$800.00 and the maximum allowable increase is \$36.80, the landlord can issue a Notice of Rent Increase for a new rent of \$836.80, but not \$837.00.

For More Info:

Visit the RTB's Web site at:
www.rto.gov.bc.ca

Call an Information Officer or listen to our 24 hour Recorded Info Line:
Lower mainland: 604-660-1020
Victoria: 250-387-1602
Elsewhere in BC 1-800-665-8779

To visit the nearest RTB nearest you:
Kelowna: 101-2141 Springfield Road

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

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

Annual Dues are \$10.00 per Mfg Home payable to the above.

MANUFACTURED HOME CSA SPECIFICATION LABEL

Many people may not know that with changes to the Tenancy Act, manufactured homes have to display their CSA/Electrical labels. A manufactured home cannot be sold without the proper certification label.

The problem is that many home owners don't know this and if they renovate their home (which many people do now that manufactured homes are worth over \$100,000.00), they may throw this valuable information out.

Usually, the certification numbers are inside a kitchen cupboard, and since older homes came with old-fashioned dark wood, these are being replaced with newer lighter cupboards. People simply throw out the labels with the door.

In older manufactured homes these labels were often attached on the outside of the home, either at the front or near the entrance door.

Many people either painted or put vinyl siding over this label. Once this has been done and the label is missing, a realtor cannot sell or list a manufactured home for sale until such time as recertification happens.

This is a huge surprise to the home owner because then he must hire an electrical contractor to come out and assess the electrical wiring and provide a new label. This can cost upwards of \$1000.00 to do, and that is a problem.

People must be educated about this situation so a problem may be avoided.