



VOLUNTEER SPOTLIGHT

Marilyn Davis



Even better than *being* a volunteer, Marilyn Davis waves her inspirational “wand” and voila! *creates* more volunteers. As chapter president of Royal Mobile Estates in Salem, her organizational skills, abundant praise, positive personality, and willingness to work are contagious. As a result OSTA membership at the park has grown rapidly under her wand.

By setting achievable goals, monitoring progress, and celebrating the uniqueness of each individual, she has encouraged many park residents to join OSTA and support chapter efforts. She says, “I only light the spark. The rest is of our success comes from the inspiration of those who share my goals.”

Marilyn and her husband, Fritz, have lived at Royal Estates for four years. She has a background implementing a training program for law enforcement officers through the Oregon State Police. Fritz recently had a stroke, so Marilyn’s being home with him also allows her time to use her creativity and organizational skills for the benefit of her park. We hope to have her share tips on encouraging volunteerism at the state meeting in October. ■

THE osta REVIEW

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Summer 2011

OSTA Supports Aging In Place

Various studies show that older adults report they’d like to stay in their homes as long as possible rather than go to assisted living facilities. In an effort to support this desire, *The OSTA Review* plans a series of guidelines, reports, and stories from people who are managing in their homes despite disabilities. The topic should be of concern to all ages since by the year 2050, the number of “older adults” in the population is expected to be one in five.

In this issue you’ll meet Jan Haker, who lives alone with her good friend Sunshine (Shine), a mixed breed, mid-size dog, at SongBrook Manufactured Home Park in Eugene. Jan suffered a debilitating stroke in 1990, that has hindered her ability to speak and to walk, yet she has managed to “age in place” at SongBrook for 13 years with the help of friends, neighbors, a son, and some community resources.

We’ll also discuss the major services seniors want and need to make living at home comfortable, and we invite you to compare the list to services available in your communities, whether that be your manufactured home park or your city.

Finally, we’ll compare costs of aging at home to aging in assisted-living facilities

Services Seniors Want in Their Community

Does your community allow such innovative living conditions as cooperative living or house sharing? Are there transportation services available, like door-to-door buses or reduced-fare taxis? Is there a community center with recreation and group classes in such things as meditation, yoga, tai chi, water aerobics, weight-lifting, dance? Are there social, cultural and educational opportunities and churches, markets, and medical facilities nearby? Is your community safe, is it well-lit, is there a neighborhood watch program? We’ll go into detail on some of these services in upcoming *OSTA Reviews*.

As for your house, does it have four-foot-wide hallways, door handles instead of doorknobs, easily-reached light switches, a stair-less entry, a walk-in shower, a raised toilet? We’ll discuss remodeling issues in later issues of *The Review* and suggest products to make living easier and where to find such things as jar

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Lori Groves Volunteers as MH/OSTA Financial Chair

The OSTA board is pleased to have the capable hands of Lori Groves, a Eugene resident, keeping and reporting the financial records of our state organization. There's an adage that goes, "When you need someone to volunteer, ask the busiest person you can find." Lori must certainly be one of the busiest. Besides keeping our books, she is a certified public accountant for the Mittleider and Wheeler firm in Springfield and is currently working on a Master's Degree in accounting on-line through the University of Phoenix with plans to teach university-level accounting when she's finished. She is also a wife to Kevin Groves and mother of two boys, one 13 and the other five, and a girl two-and-a-half. In her "spare time" she plays the piano, is a photographer, and reads every night before bed.



Lori Groves

When asked her motivation for helping OSTA, she said she grew up in a huge Italian family and hung out with the older generation, listening to the stories of families and friends. She says that when she comes to the board meetings, she feels like she's visiting family. The board has most willingly and gratefully adopted Lori into the OSTA family, and we hope to keep her a long time. ■

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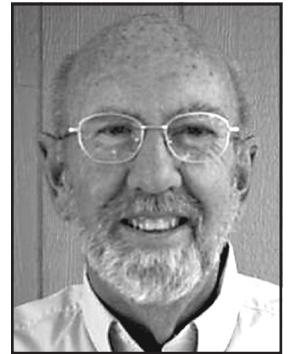
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(541) 461-8919.

Think MH/OSTA Annual Meeting and Silent Auction in October

and start planning themed baskets and collecting items. The auction was a great success last year, thanks to all you generous folks who donated and bid on items. We also need members willing to solicit gift cards or coupons from businesses to be auctioned for the Adopt-a-School project. We'll send thank you letters to donors, of course, and their gifts will be tax-deductible. If you're willing to solicit businesses in your area, contact Jane.

From the President ...*Terry Smith*



Hello, from Central Point, Oregon. My wife and I got home from Yuma, Arizona, in April in time for me to preside over the April 20 board meeting at SongBrook in Eugene. Thanks to vice-president, Gary Walters, for ably chairing meetings in my absence, and to Troy and Cheryl Brost, SongBrook owners, for letting us use this great facility for our meetings.

We added 27 new OSTA members in April, and are still counting for May. Our current members are faithfully renewing each month. Without your support our organization couldn't exist, so we thank you for your trust. Any time you want to send a donation, we'll gladly accept it and send you a thank you letter for your tax records. Remember, donations are tax-deductible. So are your dues, so save copies of your cancelled checks.

One of the questions on a recent MH/OSTA member e-mail survey was "Do you regularly read

the MH/OSTA Review?" The percentage of members saying "yes" was 90.9% with 72.9% saying it keeps them informed with up to date information on Oregon manufactured home community news, and 78.8% saying they learn about landlord tenant law from reading the MH/OSTA Review. This is what we like to hear as this is what we are all about--educating people living in manufactured home parks as to their rights, helping them retain their rights and gaining new rights through legislation.

On April 13 SB 294, the coalition bill, passed out of the Senate General Government, Consumer and Small Business Protection Committee on a 4-1 vote and was carried to the Senate, where it was passed. Hopefully by the time you read this article, the bill will have passed the House and become law.

Carole and I attended the May open house for Community And

Shelter Assistance (CASA of Oregon), celebrating their more than 20

years of service at their new office complex in Sherwood. Chelsea Catto, a MH/OSTA board member and director of CASA's Manufactured Housing Park Preservation Program, gave us a tour of the office complex. We were impressed with both the wooded views and a conference table approximately 40 feet long and four feet wide, built from a single tree. The following day we visited Madrone Hill MHP garage sales, visited with chapter president Lu Wagner, and had lunch. Then we stopped at Myra Lynne MHP in Medford and watched Gary and Ginger Walters offer hotdogs and brownies to garage sale shoppers. I was to full too eat anything but a small brownie. ■

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*Legal-Ease***Committees of 7, MH/OSTA Chapters, Tenants' Associations – What's the Difference and Who Cares?***by Matthew Johnson, Attorney at Law*

Short answer: there are big differences, you should know the differences, and you should care. These are three distinct groups. The Committee of Seven is created by the legislature and has important but limited rights and responsibilities. A Tenants' Association is generally a social club in a park. An MH/OSTA Chapter is group within a park that works to educate park residents and provide support to individuals in their interactions with the park management. It is also part of a large state-wide organization that actively works to educate park residents about their rights and responsibilities, advocate for park residents, and further the interests of park residents on a state wide and national level.

The formation, rights, and duties of a **Committee of Seven** are controlled and defined by the Oregon Residential Landlord and Tenant Act (see ORS 90.600).

The Committee gets to meet with the landlord/owner or a representative twice a year to discuss the tenants' non-rent concerns. Then they can write up a summary of the issues and concerns and the landlord must reply within 60 days. If the landlord doesn't meet with the committee or fails to respond to the summary the committee is

entitled to informal dispute resolution. Finally, if the landlord fails to participate in the informal dispute resolution, the committee can sue to force the landlord to participate.

A **Tenants or Homeowners Association** can be as formal or informal as the residents want. It can be a social club or it can be a political action committee. Membership, elections, officers, dues, meetings and the role of a TA (HOA) is up to the people who form and run it. TA's can be an effective vehicles for organizing, informing, and advocating for tenants' rights or just for helping each other out by organizing bake sales, card games, a newsletter or volunteers to help those in need in the community.

An **MH/OSTA Chapter** is a tenant association that is affiliated with the state-wide organization that advocates for the protection and rights of those who have chosen to live in manufactured home parks. MH/OSTA influences the state legislature by participating in a coalition that writes legislation affecting park residents and also participates regularly in discussions with other similar advocacy groups from around the country. Through the quarterly newsletter MH/OSTA provides information on the rights

of park residents and how to advocate for and protect those rights. MH/OSTA puts on an annual convention with information on matters of interest to park residents. MH/OSTA provides training to its Board Members and Chapter Chairs on the applicable laws and on organizing and advocating for park residents.

Local Chapters provide opportunities for members to be involved in learning their rights and protect and advocate for the rights of park residents. Chapters often encourage social activities in their parks.

It is not unusual, in well organized parks, to have a Committee of Seven, an MH/OSTA Chapter and a Tenants' Association. The membership of the Chapter Board and the Committee of Seven often overlap and cooperate in their efforts to make residents feel connected and better protected. They know their rights, they know their neighbors, and they generally have a better relationship with the park owner-ship. **Remember, we all stand together or we all fall apart. ■**
*Correction to the Legal-Ease article in the last issue:
A landlord must give 90 days' notice to raise your rent, not 60.*



Our Voice Is Heard Nationwide! *by Rita Loberger*

MH/OSTA continues its connection with the Nationwide MHOAA group in promoting livability within our communities. We strive to present the affordability and aging-in-place concepts.

I lived in Des Moines, Iowa, for a number of years prior to setting out into the world. It is only during these past 14 years that my husband and I have resided in a manufactured home community. We chose this way of living—probably as many of you have—for the concept of this “neighborhood” type of residence. We wanted a home of our own and a community where we could grow old together.

The Des Moines Register ran a number of articles regarding manufactured home park situations in Iowa City and parts of Des Moines. Iowa does not have the Chapter 90, or anything similar, in their state laws. I conversed with Sen. Tom Courtney prior to the vote for their Senate File 252 for some stability in MHP living conditions there and sent our support for the bill. It unfortunately was voted down. This does not speak well for how the public perceives our way of living.

When an article appeared in the NY Times about “Trailer Parks,” I sent the following letter to the editor explaining my displeasure with that term:

To the Ed: Please know that our members take offense at the term “trailer park.”

Most of us are residents of manufactured-home communities and take great pride in our status as homeowners. We are not “pack it up and leave in the night” people; rather, we form great friendships with those who share the same life principles as ourselves. These homes are not on wheels, but permanently situated in these communities.

The majority of the homes you show in the pictures accompanying the article are single-wide units. This still does not make them easily portable. Indeed, fewer than one in 100 homes will ever be voluntarily moved once placed in a manufactured-housing community.

Please, in the future, consider the value that is placed on these homes and the residents who choose to own these homes, and give them their correct title: “manufactured homes.”

Shortly after I mailed this letter, I received a call from the editor and spoke with him at length regarding Oregon’s manufactured home communities. It is my belief we need to expand our coverage of our choice of home ownership through the local newspapers and events that can draw attention to our quality of life. OSTA’s new Adopt-a-School program is one such program we all can support in our local areas to not only help children but also educate the public to the benefits of living in a manufactured home community. ■

Stretching Your Food \$\$\$ With Boiled Beans

Soak dry red or pinto beans in water either overnight in a covered pot or for two hours after boiling them for five or so minutes. Cover the pot, remove from heat, and let stand for two hours. Drain all soaking water (the gas that beans can produce in people comes from the water the beans have soaked in).

Cook in fresh water to cover on top of stove until beans are tender (about 3 hours) or in a Crockpot on high for 4 hours or on low most of the day.

Serve in soup bowls with rings of green onions, grated cheddar cheese, sprinkles of oregano, and red salsa and with some form of corn, such as tortillas or cornbread. Eating both beans and corn at the same meal provides you with complete protein. **OLÉ!**

(Note: When our girls settled into their own homes, they both asked for this recipe. Jane Capron)

Editorial

The YOU in OSTA *by Jane Capron*

Think of the power you have as a member of MH/OSTA as you read the following words written in 1971 by Lewis Powell, who became a Supreme Court Justice: “Strength lies in organization, in careful long-range planning and implementation, in consistency of action over an indefinite period of years, in the scale of financing available only through joint effort, and in the political power available only through united action...”

Read those words again.

Our strength, OSTA’s strength, lies in our being organized and having many members.

Our strength lies in planning and implementing those plans with hard work.

Our strength lies with our consistently promoting legislation that can be passed into law.

Our strength lies in educating ourselves about our rights under those laws.

Our strength lies in our members paying their dues and donating what they can to further our mission of helping each other.

Our political strength lies in showing legislators that there are many of us united in a need to live comfortably in affordable housing under fair laws.

Sometimes we forget just who and what OSTA is. The “who” of OSTA is all of us, each and every one, united first in chapters, then

statewide. The “what” is the power that all of us, both in our chapters and statewide, can exert on landlords and legislators.

If your chapter is weak, which happens if you don’t have many members, and if people aren’t willing to be organized and work, then strength to influence landlords and legislators is also weak. The state-wide organization is made up of the chapters, so if chapters become weak, so does the whole organization. No one can afford to sit back and let “OSTA take care of things” because YOU are OSTA, and YOU are responsible for keeping OSTA functioning. ■

Oregon Revised Statutes Govern Our Lives; District Directors Can Help You Understand Them

Over a year ago, Oregon Housing and Community Services stopped providing free copies of Title 20, Chapter 90, the landlord/tenant laws that govern our lives in manufactured home parks. Budget restrictions make mailing the thick documents nearly impossible. If you have a computer, you can download a copy of ORS Chapter 90 either directly from your Internet browser or from the Manufactured Housing-OSTA web site, column two, chapter 90.

It is the job of OSTA’s District Directors to help you (see page 2

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Pets Help People Live Longer

Most people agree that pets make good companions, are loving, and decrease loneliness. A National Institute of Health study found that people with pets also live longer than people who don’t have pets because they help calm us, resulting in lower heart rates and blood pressure. A study among married couples found that a spouse creates way more stress than a pet. Friends aren’t any better than a spouse. Not only will a dog relieve your stress as he pants doggy breath on you, but because he wants to go for many walks, you will stay slimmer and fight the battle of the bulge with more success. An NIH study of over 2,000 adults between the ages of 71 and 82 who regularly walked their dogs showed that these folks were more mobile inside their homes than non-pet owners. People who walk pets also socialize more. The Centers for Disease Control and Prevention says having a pet can lower cholesterol, triglycerides, and blood pressure. Pets can also be comforting to children, teach them empathy, and help autistic children socialize. Just remember your plastic bag and pooper scooper. ■





ORS 90.530 Pets in facility; rental agreements, violations

ORS 90.530 Verbatim

90.530 Pets in facilities; rental agreements; violations.

- 1 Notwithstanding a change in the rules and regulations of a manufactured dwelling or floating home facility that would prohibit pets, a tenant may keep a pet that is otherwise legally living with the tenant at the time the landlord provides notice of the proposed change to the rules and regulations of the facility. The tenant may replace a pet with a pet similar to the one living with the tenant at the time the landlord provided notice of the proposed change. New rules and regulations that regulate the activities of pets shall apply to all pets in the facility, including those pets that were living in the facility prior to the adoption of the new rules or regulations.
- 2 A rental agreement between a landlord renting a space for a manufactured dwelling or floating home and a tenant renting the space must comply with the following:
 - (a) A landlord may not charge a one-time, monthly or other periodic amount based on the tenant's possession of a pet.
 - (b) A landlord may provide written rules regarding control, sanitation, number, type and size of pets. The landlord may require the tenant to sign a pet agreement and to provide proof of liability insurance. The landlord may require the tenant to make the landlord a co-insured for the purpose of receiving notice in the case of cancellation of the insurance.
 - (c) A landlord may charge a tenant an amount for a violation of a written pet agreement or rules relating to pets not to exceed \$50 for each violation. [1997 c.304 §2; 2001 c.596 §35b; 2003 c.378 §17]

ORS 90.530 Study Notes

Subsection (1) points out that even if a park's rules and regulations are rewritten to say no one may have a pet or to say that no pet may weight more than 20 pounds, any pet, already legally living with a resident in the park, is allowed to stay, even if it weighs 40 pounds. New rules that regulate activities of the pet, such as using pooper scoopers or keeping cats indoors, apply to all pets, including pets that have been living in the park for years.

Furthermore, subsection (1) excludes a resident with a 40-pound pet. That resident is allowed to get another pet of the same size as the one that dies. The new rules apply to residents adopting new pets. But all residents must obey the activities of their pets stated in the new rules.

Subsection (2) (a) states that landlords cannot charge a pet fee — ever. Your pet is allowed to live with you free of any landlord charges.

Subsection (2) (b) specifies that the landlord may give you written rules about controlling your pet (no biting, for example), being sanitary (using a pooper scooper and keeping the pet out of people's yards), limiting the number and type of pets you can have (for example, the rules may forbid snakes and allow only two cats), .and limiting the size or weight of new pets. The landlord may also have you sign a pet agreement and show proof of liability insurance. Landlords are also allowed to require you to include them in your pet insurance agreement. The reason for this is so that the landlord will receive a notice if your insurance is cancelled.

Subsection (2) (c) allows the landlord to charge you up to \$50 each time you violate one of the pet rules (like not cleaning up doo-doo on the sidewalk or not preventing Fido from biting the neighbor).

PLEASE NOTE

Right2Know Factsheets are provided by **MH/OSTA** to help manufactured homeowners who rent space in Oregon's manufactured home parks better understand their rights as homeowner/park tenants. While these factsheets are about Oregon law, they **SHOULD NOT BE CONSIDERED LEGAL ADVICE**. The factsheets are for educational purposes to help build better relationships between homeowners and park management. Factsheet information is directed only to homeowner/park tenants and may not apply to renter/park tenants relationships, or other landlord-tenant relationships. Oregon Revised Statutes are shown from the most recent ORS at the time of the printing of the factsheet and do not include cross-referenced statutes. For complete and most current ORS go to: www.ohcs.oregon.gov/OHCS/CRD/OMDPCR/docs/chapter90.shtml.
If you need legal advice, we strongly encourage you to seek the assistance of an attorney.

Landlords Required to Show New Tenants a 5-Year Rental History

Every landlord who rents space in a manufactured home park must provide potential tenants with a Statement of Policy. The written statement must include "(c) The facility policy regarding rent adjustment and a rent history for the space to be rented. The rent history must, at a minimum, show the rent amounts on January 1 of each of the five preceding calendar years or during the length of the landlord's ownership, leasing or subleasing of the facility, whichever period is shorter." This has been a part of Chapter 90.510 for at least two years.

What this means is that someone moving in will know how much the landlord has raised the rent since he or she has owned the

park. If the rental history shows \$50 a year increases in rent, those prospective tenants might like to consider another park. If the park has a brand new owner, of course, he doesn't have a rental history to show, and people move in with their fingers crossed. Rent increases in most parks, including those having rent justification, range from \$5 to \$15 a year.

But potential residents should study those Statements of Policy before signing any papers, and if you current residents don't have a copy in your personal files, you're legally entitled to get a copy from your manager. If the managers claim they don't have a copy of your rental agreement, they CAN NOT make you sign a new one. ■

Coalition Bill Update

by John VanLandingham

SB 294 amends existing statutes regarding two significant manufactured dwelling issues, submetering of water and converting parks into subdivisions. In addition, it removes or amends three sunsets (making permanent the laws requiring park landlords to register with the state and get landlord/tenant law training and allowing the state to make rules about that) and makes a small modification to the mandatory education requirement for park landlords (reduced from 6 hours every two years to 4).

The coalition also negotiated changes to another set of existing statutes regarding another significant park issue, the opportunity to purchase issue – meaning the opportunity of park residents to buy a park when the owner wishes to sell it. The issue is sometimes referred to as the right of first refusal. Because of opposition from a substantial number of landlords and concern by some residents that the opposition to the issue could derail the bill, that issue has been removed from the bill's amendments. The coalition will not be bringing a legislative proposal addressing the opportunity to purchase issue to the 2011 session. The coalition will discuss the issue after this session ends. ■

Is This Funny?

A man complained to the doctor that he thought his wife was losing her hearing, so the doctor suggested he test her by asking her the same question from four distances, far away to up close. So when the man got home, he stood at the front door and said to his wife in the kitchen, "Honey, what's for dinner?" No answer. He walked into the living room and said again, "Honey, what's for dinner?" Again no answer. He asked the same question when he got to the dining room and again got no answer. Finally he stood directly behind her in the kitchen and said, "Honey, what's for dinner?" She turned around disgusted and said, "For the fourth time, it's spaghetti."



Kids' Space

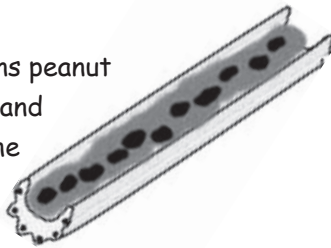
Why did the tomato blush?

He saw the salad dressing!

And speaking of raisins, here are two after-school snacks and a dessert you can make:

Ants on a log:

1 stick celery, 4 teaspoons peanut butter, 12 raisins. Wash and dry the celery, spread the peanut butter on, press in the raisins, and eat.



For dessert, make parfaits for your family:

Combine strawberries (or any berries), vanilla or berry yogurt, and crushed graham cracker in a dish. Put a little chocolate syrup on top.

Why did Mrs. Grape leave Mr. Grape?

She was tired of raisin kids.

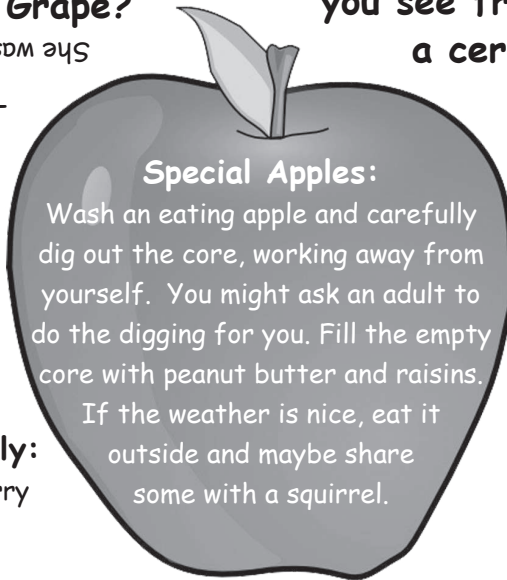
What do you call it when you see fruit punch and a cereal box?

A food fight!



Hey, Kids!

Do you know some great jokes or something you'd like to see in this space? Send them to Jane (see page 2).



Special Apples:

Wash an eating apple and carefully dig out the core, working away from yourself. You might ask an adult to do the digging for you. Fill the empty core with peanut butter and raisins.

If the weather is nice, eat it outside and maybe share some with a squirrel.

Residents in Gold Beach Buy Their Manufactured Home Park

by *Chelsea Catto*

This Spring residents of the Anchor Mobile Home Park in Gold Beach, OR, completed the purchase of their community. Utilizing financing, technical assistance and training from CASA of Oregon, the Rural Community Assistance Corporation, Oregon Housing and Community Services and the St. Andrew Legal Clinic, residents organized and formed the Saunders Creek Homeowners Cooperative in order to convert their manufactured home park into a resident-owned community. The purchase of the 33-space family park by residents is the first of its kind in the area. The conversion follows on the heels of

two other resident-owned communities that CASA of Oregon has assisted – Horizon Homeowners Cooperative in McMinnville and Green Pastures Senior Cooperative in Redmond. Resident ownership occurs when owners of manufactured homes form a non-profit cooperative to purchase their community when it becomes available for sale. Without resident ownership, homeowners risk eviction when a community is sold to a new owner who may convert the land to other uses, or impose higher land rents over which the homeowners have no control. In Oregon, once a community is purchased by residents under the non-profit cooperative model, it must remain

a manufactured home park and can only be sold in the future to a similar non-profit entity, thereby ensuring it remains affordable to residents.

For more information on the program, please contact Chelsea Catto at (503) 537-0319 ext. 300 or at chelseac@casaoforegon.org. ■

**This year, July has
5 Fridays, 5 Saturdays
and 5 Sundays.
This happens once
every 823 years.**

Aging in Place (Continued from Page 1)

openers and playing-card holders (hint: try the Internet).

Jan Haker Goes it Alone with a Little Help from Her Friend, Shine by Jane Capron

At 86 years of age, Jan and Shine are companions sharing a three bed-room manufactured house. While Jan has had other dogs, she says Shine is the best. One day Jan fell while trying to get into her motorized outdoor wheelchair for their twice-daily walk. When she fell, Shine, who never barks, went barking to a neighbor, who came over to help and make sure Jan was all right. Then they were off for the walk, Shine setting the

pace. “The faster the better,” Jan says via email interviews. Because her stroke left her unable to speak clearly, email has been very useful for communicating, although even that is getting difficult. Jan gets additional attention from caregivers, prescribed by her doctor to wrap her leg and do house chores. One enters the house at 9:00 each morning via a lockbox on the front door. The caregivers, employed by Home Instead Co., do “almost everything.” They clean, cook, shop, do laundry, changes the bed. After the morning caregiver leaves at noon, Jan is alone until 7:00 when another caregiver comes in

to help her shower, and get ready for bed in the electric hospital bed provided by Medicare. At 10:00, Jan is alone again until morning. She wears a Heart Line medical alert necklace and has used it twice to call FireMed, the emergency medical service in Eugene/Springfield.

Since she can no longer use walkers and canes, Jan has a power chair that her son got over the Internet, and she scoots around the house in that. She also has an electric wheel chair, Medicare helped buy, for walking the dog. Medicare provides a medical technician for home blood draws

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News from Southern Oregon — Chapters Adopting Schools

from Gary Walters

I’m pleased to announce that the Myra Lynne homeowners have adopted nearby Oak Grove Elementary School in Medford and will be buying supplies for the children from the chapter treasury. Fund-raising activities include a hot dog, soda, and bake sale during the park-wide yard sales twice a year. The school principal was delighted at everyone’s willingness to support Oak Grove. Details will be discussed at the general meeting September.

Miller Estates is also going to help elementary school children with free school supplies by adopting Central Point Elementary. Louise LaFoya, a resident, read about the Adopt-a-School project in the last OSTA Review and volunteered to be in charge. The chapter has donated \$100 from its treasury and is asking all Miller Estates families to help.

A big thank you to all MH parks that are getting aboard the bus! ■

Aging in Place (Continued from Page 10)*Jan and Shine*

to monitor her heart. She suffers from edema, and her hands are badly swollen so she now types her email messages with two fingers. Her computer is necessary for communicating because she cannot talk. The only modifications to the house she's had made are adding grab bars in the shower, at the toilet, and on the outside doors. Her insurance covers the cost of her caregivers.

Jan was born in Portland, and after high school graduation, worked as an elevator operator at Meier and Frank. Later she was a long-distance telephone operator. She met and married a soldier—they were wed for 54 years—and she joined the WAC training to become a control tower operator. After the war she had two children, Kathie and Dennis, and eventually went to work driving a school bus for 20 years. She always loved horses and won

many trophies jumping and showing them. She belonged to Delta Chi Sigma International sorority and became the international president of 69 chapters, helping to raise funds for the Arthritis Foundation. Her regrets now are that because of her hands she is no longer able to play pinochle, and that means no social time playing cards with her neighbors and friends.

Help with the Costs of Aging in Place by Barb Prentice

You may be lucky and have insurance that will cover costs of home care. Jan Haker's six hours of daily care (at the going rate of \$20 per hour) would cost nearly \$44,000 a year if paid out of pocket. If you are still young, you can purchase a long term care policy at a fairly reasonable rate. For example, a policy purchased at age 55 by a person in reasonably good health would cost about \$1,800 a year. The same policy purchased at age 60 would cost \$2,800. Purchased at age 65, the cost rises to \$4,500. Several pre-existing conditions, like insulin-dependent diabetes, may make you ineligible for a long term care policy. If you have a substantial estate, you should probably consult a financial planner to determine how to protect your assets as you plan for the prospect of needing care in later life. However, if your assets minus your home, cars, and personal possessions,

such as furniture or jewelry, are worth less than \$100,000, the cost of long term health insurance is probably prohibitive.

Oregon is one of the few states that will pay out Medicaid funds for home care. It also allows you to choose your own caregivers, who could be close friends or in some cases, relatives. When Medicaid is needed, a couple must divide their estate in half. Note this is not the time to try to diminish your assets by giving money to your children or charity. Medicaid has a "look back period" of five years when determining your worth. The person needing care must then spend down their half of the estate to \$2,000. That individual is also allowed to keep \$2,500 for burial expenses. The spouse can keep \$17,800 in gross income yearly. A lien on your house can be placed by Medicaid to cover the expenses not paid for by income. This lien can't be exercised until the person needing care and the spouse are deceased. Be aware that rules and regulations for Medicaid can change and before you make a plan you should consult with an elder-service agency in your community. The information above, including the approximate dollar amounts, is based on an interview with Christine Zack, CLTC, financial services professional at New York Life in Eugene and MH/OSTA consultant. ■

Revised Statutes*(Continued from Page 6)*

of this issue for phone numbers and email addresses). If they don't have an immediate answer, they will research your questions. OSTA's aim is to provide information and referral and help you decide what to do. Directors may suggest mediation, calling OHCS, discussing a problem through your Committee of Seven, consulting an attorney, and in threatening situations contacting the police. They will help you form a grievance committee and an OSTA chapter.

The OSTA Review has been running a series of pull-out pages that quote and discuss sections of the statutes. These are designed for chapters to study in groups. If you haven't saved your paper copies, printable back issues of *The OSTA Review* are available on the MH-OSTA web site to members who use their log-in numbers (found below your name on the mailing address).

Because of budgetary restrictions on state agencies, we urge our members to check with us before seeking a paper copy of Chapter 90. ■

**TEST YOUR
I.Q.
MHP LAW**

True or False?

When a landlord notifies you that you've broken a park rule and you continue to break it, he can evict you.

See the answer on page 15.

News from Lane County *from Jane Capron*

These are just some of the knit caps Woodland Park donated to their adopted school.

In April Jon Van Meter reported on **Woodland Park Estates'** Adopt-a-School project at a residents' meeting. Betty VanMeter, Barb Cook, and Anne Carhart crocheted and knitted nearly 40 caps for students at nearby **Prairie Mountain School**, and the activities club voted to donate \$40 to the school. A generous donation in the clothing box included six new coats and other items. Woodland Park is really on the school bus! New manager, Annie Villarreal Trullinger, told the group about her hopes for a Kid's Club at Woodland that will include Wii games and a summer lunch program for ages two-18. It is gratifying to see managers embracing Adopt-a-School along with park residents.

Also at the meeting, a volunteer from the Greenhill Humane Society discussed the "**Trap, Neuter, Return**" program for feral cats. The shelter provides

traps so residents can designate feeding areas and eventually entice cats without collars into the traps. Volunteer vets serve at free Sunday clinics in Eugene, sterilizing the cats and clipping an ear tip so people know they've been treated. Upon return to the place they were trapped, these cats can no longer reproduce. While the process is slow, it's the only approved method for eventually eliminating the problem of feral cats, as shelters won't take them and there is nowhere for them to go. The free Sunday clinics are booked with a waiting list into fall. There is a \$30 charge during the week.

Stray cats are cats that usually have been abandoned and are friendly. Unlike feral cats, which are second and third generation wild, strays are adoptable. They are given shots, neutered, are in good health, and kept at the shelter to be offered for adoption.

Diane Abrao-Palmer, who presented the program, recommended feeding strays and feral cats at one or two feeding stations at a set time just twice a day to make them easier to trap.

At **Gainsborough**, Earl Koenig reported that residents donated enough so that they made another delivery of supplies to **Howard Elementary School**. Their efforts are much appreciated. Suzanne Price, the principal, has written in

(continued on Page 13)

Lane County (Continued from Page 12)

her thank you letter: "As I am sure you are aware, many of our families have been struggling with the economic downturn that we all are experiencing at some level. It is truly heartwarming when members of our community come together and extend a helping hand." Nancy Robinson reports that the **Briarwood OSTA Chapter** continues to help Danebo School. Residents have donated over \$20 worth of Box Tops for Education to the school and a baking-themed raffle basket for the May school carnival worth at least \$50 with funds coming from the chapter treasury and donations from homeowners.

Katherine Barnes is forming a project among neighbors to knit scarves, etc. to deliver to the school next fall.

Briarwood is also collecting Campbell soup can labels for **Fairfield Elementary School**. The principal there was "very grateful" and Nancy and Katherine urge other parks to also collect Box Tops For Education for Fairfield.

Meanwhile, Daneland MHP residents, who have been helping at Malabon along with SongBrook, have decided to adopt Fairfield School. Jewel Knapp is leading the effort to see in what ways the park can help the school. ■

Has Your Park Adopted a School Yet?

If your adopted school collects **BOX TOPS FOR EDUCATION**, General Mills will pay 10 cents for each box top and write periodic checks to your school. Fairfield Elementary in Eugene received over \$900 last year. Set out your collection box now and encourage park residents to cut the logos from box tops. Let us know how well you do by August 1, and we'll publish the information in the next *OSTA Review*. The school will thank you! ■



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News from Marion/ Polk County

from *Susan DeLateur*,
District Director

We had our Spring Marion/Polk County district meeting at our brand new chapter in Woodburn. Tharon Clemons, the chapter president at Woodburn Estates, welcomed us. The park manager there is very willing to work with the new OSTA chapter and was a welcome guest at the meeting, as was former executive director, Pat Schwoch, and retired board member, Myrna Martinez. Pat discussed the work of the Coalition and SB 294. With state funding in disarray, Legislators are focused on the state budget during this session.

from *Karen Harless, Salem Greene*

A group of women in our park, the Sassy Stitchers, are knitting hats for the children at nearby Auburn School to deliver in the fall, by which time we hope to have our Adopt-a-School plan well-established.

from *Marilyn Davis, chapter president, Royal Mobile Estates*

Things are just “ducky” at Royal Mobile Estates MHP in Salem where the OSTA Chapter started Duck Soup Café over a year ago, serving a hot lunch twice a month with big pots of stick-to-your-ribs soups and stews made by the great volunteer cooks in the park. Volunteers wear duck hats and set out a “duck bowl” for free-will



Duck Soup cooks at Royal Mobile Estates include, left to right, Marilyn Davis, Veronica Mestaz, Victor Mestaz, Barbara Falk, and Kelleigh Reeves.

donations to the chapter. There is a duck pond at the center of the park, so our residents joke and watch the ducks as they enjoy their bowls of duck soup.

We made nearly \$1,200 in 2010, which we used to purchase new chairs for the park clubhouse. We received a lovely thank-you card from the park’s owner. Park manager, Linda Birdsong, is a volunteer cook and a huge fan of Duck Soup Café.

At the spring district meeting, we invited OSTA members from other chapters to come have lunch with us, and were pleased to have 14 guests in March, including directors Susan DeLateur and June Abbott.

Another successful fund-raising event was an auction last winter, and a resident shared his talent as an auctioneer and made it a lot of fun. Many people donated white elephant gifts and handcrafted items. Juanita Davis made and donated a quilt which sold for \$140.00. The quilt top was crafted

from vintage ladies hankies and edged in hand-crocheted lace. Funds from the auction were used to purchase grocery gift certificates that were given to residents in our park at Christmas time. The park’s owner matched our donation and we were able to help several families who needed a little extra help during the holidays.

If any of our chapters want to learn more about our successful fund-raising endeavors, I would be happy to share. In our district, Susan DeLateur, director, and I have set a goal of opening up the lines of communication between all our chapter presidents by circulating e-mail addresses and sharing ideas.

Well Water Contaminated with E Coli

From *Nadine Worsfold, McNary Oaks*

I hope the tenants at McNary Oaks Mobile Villa in Keizer have seen the last of the e coli in their well water. How we found out about it was one morning upon arising, all the tenants found a gallon jug of water and a “boil water” notice on their front porches. My thought was, “Ok, how long have we been drinking this nasty water before the e coli was discovered?” I shudder when I think about it. They tried and tried to find the source of the contamination, but could not. They think at this time that it may be seeping underground from a small man-made lake close by. For a month, everyone had pots of boiling water

(continued on Page 15)

Marion/Polk

(Continued from Page 14)

setting on their stovetops. We hauled gallon jugs of fresh from our park office until the City of Keizer installed faucets at one end of our park where we could draw fresh water. Our park owners finally had to install chlorinator on our well system, which everyone thought should have been done three years ago. If there is a positive side to this experience, then I am positive it would be that we can be thankful it was not the deadly form of e coli. ■

TEST YOUR
I.Q.
MHP LAW

from page 12

Answer: If he accepts your rent for three months, he has waived the rule in your favor (see Chapter 90 & 12 for details and exceptions).

What You Need to Know about Carbon Monoxide
from Trudy Kenney

As of April 1, Oregon law mandates that landlords and anyone selling a home must have installed a carbon monoxide alarm. This applies to new construction or one undergoing reconstruction, alteration or repair for which a building permit is required.

Because this gas has no odor or color, dangerous fumes from heating and cooking equipment, car exhaust, lawn mowers and power washers, fireplaces, furnaces or any other sources that burn fuel can enter homes and be deadly. Particularly vulnerable are unborn babies, infants, older adults, people who smoke, and people with chronic heart disease, anemia, or breathing problems. Car exhaust in an attached garage may leak carbon monoxide into the house even when the main garage door is open.

Carbon Monoxide deprives the heart, brain, and other organs of oxygen. Early symptoms resemble those of flu. Severe symptoms can lead to death. There are about 2,100 deaths each year and more than 10,000 injuries from carbon monoxide, according to the *Journal of the American Medical Association*.

Alarms should be installed in each bedroom or within 15 feet outside each bedroom. Don't put them in garages or kitchens or in extremely dusty, dirty, humid, or greasy areas. Most alarms should be replaced every five years. They should be tested monthly and vacuum regularly to remove dust. Battery-operated alarms need a new 9-volt or AA battery at least once a year. If the alarm sounds, get outside to fresh air. Anyone experiencing symptoms of poisoning should call 9-1-1.

—information from the Office of the State Fire Marshall

News from Northern Oregon *from Rita Loberger*

This is the time of year when those dreaded yearly increase notices are arriving, but imagine the surprise in finding an additional notice of monies due under the heading of 'funds for the Attorney General's office.' This is what has occurred at **Quail Run in Forest Grove**.

I was contacted by Kathy Karppinen shortly after the second notices arrived. She questioned if other communities had received notices of this type. As we discussed this matter, I recalled a clause in a bill requesting additional funds to implement the

Attorney-General's office handling mediation issues. As this bill has not been passed, we checked with Matthew Johnson, an attorney on our MH/OSTA board, for his opinion about this billing for the A-G's office. Matthew deals with landlord/tenant issues and verified our supposition that this was probably a mistaken assessment.

Kathy checked with Housing and Community Services in Salem to inquire if this billing was a new state law or, if not, why Quail Run had been singled out for this additional charge. It was determined that the owner of Quail Run is headquartered in the state of Washington, which has a law of this type, and that the

owner had billed the parks they own in Oregon as well as those in Washington.

A retraction of this additional billing appeared from management within days. We don't know how many residents have paid this amount without questioning, but merely followed the request of the management. It is so important that we keep up on law changes as they apply to homeowners. MH/OSTA is here to help monitor these changes. Our district directors can be contacted to verify answers to questionable practices.

Again, we ask that you renew your memberships and ask neighbors to join with us as "numbers speak volumes." ■



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- Trusts to protect and enhance the security, affordability, and quality of their housing choice.

MH/OSTA Mission

Continue to grow a membership network of park homeowners who are increasingly better organized and able to provide and promote:

- Ready access to park homeowner education and information;
- Awareness, protection, and development of park homeowner rights;
- Connection to park homeowner support services provided by others;
- Preservation of manufactured home ownership as affordable housing.

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