



December 2019

DELAWARE MANUFACTURED HOME OWNERS ASSOCIATION  
(DMHOA)

*The M. A. D. Newsletter*  
*(Make A Difference)*

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**From the DMHOA President:**

As I look back on 2019, I want to thank everyone for helping DMHOA grow. We could not function without our dynamic DMHOA team Lillian, Beth, Connie, Jerry, Ron, Vinny, Mike, Henry, Joyce and Jill. Together, we achieved progress: House Bill 46 was signed by the Governor, and the Ombudsperson position was established.

Despite our success, I am also sad and humbled because *we lost people* to evictions and suicide. This hurts me. We need to look out for each other. We can do better as people, residents, neighbors, family and DMHOA TEAM members. **We must make “the protection of everyone who lives on leased land” a priority!**

We should engage landowners with fairness and demand the same fairness in return. Let’s put a stop to the evictions and prevent suicides of homeowners who feel helpless due to unfair treatment.

In 2020 DMHOA will continue to offer free homeowner training, fight for improved legislation and conduct community outreach.

Our plan is to have a free “Know Your Rights” Seminar in every Delaware County. We will provide the knowledge, homeowners need to receive it, share it with neighbors and use it in their community. Specifics will be posted on the DMHOA website ([www.dmhoa.org](http://www.dmhoa.org))

The 150<sup>th</sup> Delaware General Assembly resumes on January 7<sup>th</sup>, 2020. Our priorities are to get a Capital Expense definition written into Chapter 70, and to adjust the current Lot Rent Assistance Law to a 7-year plan.

Community outreach will include “Door Hanging” adventures and focus on increasing the number of Home Owner Associations (HOA) in every county. Most communities **do not** currently have an HOA to protect their residents. Homeowners need to know who, what, where and how to get support.

In closing remember there is great strength and power in numbers. To help yourselves, your neighbors and DMHOA:

1. Become active in your community and look out for your neighbors.
2. Volunteer to help DMHOA. Please see if you can give a few hours per week or month.
3. Spread the word about our free “Know your Rights” Seminars. Knowledge is power.

God Bless you all,  
Bill Kinnick

# Who is DMHOA? AND WHAT CAN THEY DO FOR YOU?



## Delaware Manufactured Home Owners Association (DMHOA)

The only nonprofit organization that advocates for homeowners who live in manufactured housing on leased land throughout all of Delaware.

### What does DMHOA do for you?

- Works with the DE Legislature to pass laws to protect you and your home.
  - We have direct communication with state homeowner advocacy groups.
  - We serve as your voice at the state level, with the help of several powerful partner organizations who support our mission.
  - We have been effective at passing laws that make a difference. See our “Sponsored Legislation” page.
  - We worked with the DE Governor, Attorney General’s Office and Legislators to create an OMBUDSPERSON position to help protect you and your home.
- Conducts free training seminars about your rights as homeowners, Delaware law, arbitration procedures, pertinent Legislation, and what agencies support you.
- Helps homeowners form an HOA that represents the interests of those living in the community.
- Counsels homeowners facing eviction or other actions by the landowners.
- Files complaints with the Ombudsman’s Office and Attorney General’s Office on behalf of homeowners and follows up on these complaints.

### What DMHOA has done for us:

*“My husband and I moved here from New York in 2011. At that time there was no rent stabilization legislation, no Chapter 70 and no efforts to protect manufactured housing homeowners. Because of the hard work and efforts by DMHOA, this is no longer the case. The legislators know and respect DMHOA and its membership and are paying attention.”* - Neil Northway

*“On behalf of the High Point Park Residents Association I want express our deepest gratitude to all those who took time out of their busy lives to participate in the DMHOA door hanging promotion in our community. I am confident that your efforts were not in vain and will help our HOA grow. More importantly however, is at the very least, we've armed our residents with the information and tools necessary to protect their rights as manufactured homeowners on leased land.”* - Fredy Mujica

*“Compared to our previous local landowner our current out of state landowner has increased our lot rents 4-5 times higher every year. DMHOA helped us form an HOA, which has been instrumental in helping us fight the rent increases and get action for our failing septic systems.”* - Robert Ray



## SPO. RECENT DMHOA SPO. SIGNED LEGISLATION

### HELPING MANUFACTURED HOUSING HOMEOWNERS LIVING ON LEASED LAND

#### **DMHOA Philosophy:**

We understand the precarious nature of owning a home on someone else's land and the value of solidarity in protecting our rights, whether in an individual community or in uniting homeowners from across the country.

We are against unfair eviction or loss of homes due to closure of communities; homeowners deserve peace of mind and security in knowing they will have the opportunity to "age in place" rather than being displaced. **"Equity for All"** reflects our feeling of an ideal partnership between homeowners and landowners in manufactured home communities. Homeowners deserve to have the equity in their investments protected and to be treated equitably.

#### **DE House Bill 46, HA2, HA4, SA2 (known as the "Attorney Fund") signed by the Governor June 2019.**

This law provides us access to legal help when in a dispute with a landowner by creating an "Attorney Fund". Paid for by homeowners (\$0.50 a month of your monthly assessment fee automatically goes to this Attorney fund). The fund is administered by the Delaware Department of Justice to contract with an attorney or agency who will provide legal representation and advocacy for manufactured homeowners for specific actions. These include; defending an eviction, enforcing a breach of a lease agreement by a landowner, and challenging a rent increase if it exceeds 3% plus the CPI-U, is requested by the HOA that represents 25% or more of the homeowners in the community. The following link provides the Bill specifics:

<https://legis.delaware.gov/BillDetail?LegislationId=37121>

#### **DE House Bill 436, HA 2 (Helps with buying and selling your home) signed by the Governor Sept 2018.**

This law allows a manufactured homeowner selling their home a choice; either terminate the existing rental agreement leaving the buyer to negotiate a new agreement and lot fee with the landowner or transfer the existing lot lease to the buyer. Transferring your existing rental agreement could save the buyer a significant amount of money and make the home more marketable for selling depending upon the manufactured homeowner's community. The following link provides the Bill specifics: <https://legis.delaware.gov/BillDetail/26734>



## WHY YOUR COMMUNITY NEEDS A HOME OWNERS ASSOCIATION (HOA)



### TO HELP PROTECT YOUR INVESTMENT

#### What is an HOA?

A legal organization formed by a dedicated group of homeowners who act together on shared values and visions for their community.

#### Why have an HOA?

- The concept is simple: there is great strength in numbers.
- Homeowners Associations give structure and legitimacy to any group of neighbors who want to organize to protect and improve their community.
- Homeowners Associations strengthen the voices of manufactured homeowners in negotiation, and help them to: preserve property values, create safe neighborhoods, and ensure that community management complies with the law. In short: they are assets to the community as a whole!

### HOA's are about protecting YOUR most important investment - YOUR home!

- If your landowner decides to sell the land, only HOA's have the Right of First Offer.
- Landowners must inform HOA's of impending changes that will affect the community.
- Only HOA members benefit from arbitration winnings
- To use the "Attorney Fund" for rent increases you need to be part of an HOA
- Your HOA membership includes DMHOA membership
- HOA's represent their community at the monthly DMHOA meetings.
- DMHOA membership strengthens your voice when speaking to State Legislators and introducing laws that protect and affect us.
- Keeps homeowners aware of what is happening within their community.
- Improves communications between the community and the landowner.
- Encourages homeowners to take a proactive role in their community.

#### What does membership in your HOA do for you?

#### Don't have an HOA in your community and want to start one?

Contact DMHOA President Bill Kinnick at [williamkinnick@verizon.net](mailto:williamkinnick@verizon.net)



# DMHOA'S MEETINGS TRAININGS AND FUNDRAISERS



## Monthly General Membership Meetings

Admission is free and open to anyone living in manufactured housing on leased land. Occasionally an invited guest speaker will discuss issues pertinent to us. Each Director gives an update on his / her area, the President goes over old business since the last meeting and discusses new issues. The meeting is then open for questions from attendees.

### *In case you missed it:*

- 26 August guest speaker Attorney Leslie Case DiPietro of Procino-Wells and Woodland, LLC Law Office presented information on Elder Law, specifically discussing estate planning and long-term care needs.

## Training Seminars

Designed to educate homeowners to help protect their most important investment – their home.

Topics typically covered: homeowners rights on leased land, agencies that support homeowners, Title 25, Chapter 70 which is the landlord tenant code established by State law, vital Legislative information to include the ins and outs of arbitration, homeowner's assistance in forming and managing an HOA.

### *In case you missed it:*

- Sept 21, 2019 DMHOA conducted its 1<sup>st</sup> Homeowners Association Seminar. Attendees learned “How, WHY and Who” details about running a HOA for their Community.
- Sept 28<sup>th</sup>, 2019 DMHOA conducted its 1<sup>st</sup> Homeowner “Know Your Rights” Seminar in New Castle County for Communities in and around Wilmington DE.

## Fundraisers

DMHOA conducts fundraisers to help pay for ongoing programs.

### *In case you missed it:*

- Sept 15, 2019 the annual Spaghetti Dinner was held at the American Legion Post 28. We were honored by a visit from Peter Schwartzkopf, the DE Speaker of the House.

**NOTE: Upcoming Training Seminars and Fundraisers are posted on the DMHOA website**

**INFORMATION  
AND  
OUTREACH**



## **EFFICIENT WAYS HOA'S ARE GETTING THINGS DONE**

The Angola Beach and Estates Manufactured Housing Homeowners HOA (known as Angola Community Homeowners Association) uses one Gmail address to receive all incoming messages. The incoming emails all go into an electronic "Mailbox" that can be accessed by 4 designated HOA Officers. After a decision is made to distribute the information, one person usually the HOA Secretary, sends out the information electronically to over 150 HOA members in a matter of minutes.

To avoid these email messages being flagged as *Spam*, HOA members are sorted into smaller groups. All members receive the same information, e.g. meeting minutes

To find out more about how this system works email Angola Community Homeowners Association Gmail: [achainformation@gmail.com](mailto:achainformation@gmail.com)

### **Have a good system, procedure or approach that works for your HOA to share?**

Contact DMHOA Director of News Media Joyce O'Neal at [joneal@pa.net](mailto:joneal@pa.net)

## **DMHOA OUTREACH**

### **On the Radio:**

On September 10th and October 16th, our Vice President, Rick Clum promoted DMHOA with two 10-minute live radio interviews on-air at WWSX 99.1 FM and online at <http://www.RadioRehoboth.com>

### **National Publications:**

The AARP Bulletin dated September 2019 Vol 50, No 7 Edition under "Delaware" referenced HB 46 and how manufactured housing homeowners on leased land now have access to an Attorney Fund." Go to our "Sponsored Legislation" page for more information about this Bill.

### **DMHOA Door Hangings:**

To help residents of Magnolia Crossing Manufactured Housing Community where the landowner is suspected of conducting illegal practices, DMHOA President Bill Kinnick and Vice President Rick Clum hung DMHOA door hangers, talked to residents and answered their questions.

November 21<sup>st</sup> the largest group yet of volunteers conducted a DMHOA door hanging adventure at High Point Park Manufactured Housing Community in Kent County. This community has over 400 homes, yet a very small HOA so DMHOA folks went door to door spreading the word of the benefit, power and protection of an HOA.



## Attention Veterans:

The American Legion service officers are specially trained to provide assistance, free of charge, to veterans and their families. It may involve application for VA disability benefits, provide information, referrals and resources on education, employment, death benefits and other important topics.

**Delaware's Veterans Service Officer (VSO) is Mr. Joseph Houghton, Office phone # 302-993-7255 or email [Joseph.Houghton@VA.gov](mailto:Joseph.Houghton@VA.gov). He serves all of Delaware and schedules monthly visits to all DE American Legion Posts.**

Each American Legion Post has their own VSO who handles veteran issues in between the DE VSO monthly visits. A VSO is available the first Friday of every month 10:00 AM at American Legion Post 28, 31768 Legion Rd., Millsboro, DE to help you navigate the VA system.

### **Selling your home? You can transfer your lot rental agreement to the new buyer!**

*Title 25, Chapter 70 paragraph 7022 of the State of Delaware Landlord-Tenant Code quoted below provides specific steps to follow:*

*(c) A tenant who owns a manufactured home in a manufactured home community, and plans to sell, convey, or transfer title to the home to a buyer or transferee who intends to retain the home in the manufactured home community, **must notify the landlord in writing 3 weeks prior to the scheduled sale, conveyance, or transfer of title of the manufactured home and the transfer of the lot rental agreement, giving the name and address of the prospective buyer or transferee, along with a written statement or a proposed bill of sale clearly indicating the agreed sale price and terms. Failure on the part of a tenant to so notify the landlord is grounds for termination by the landlord of the tenant and landlord's rental agreement.***

## The National Manufactured Home Owners Association:

DMHOA members are members of the National Manufactured Home Owners Association (NMHOA).

The mission of NMHOA is to promote, represent, preserve, and enhance the rights and interests of manufactured homeowners throughout the United States. Visit <http://www.manufacturedhomeowners.us> for more information.

The National Consumer Law Center (NCLC) also works to protect manufactured homeowners on leased land. Since 1969, the nonprofit National Consumer Law Center® has used its expertise in consumer law and energy policy to work for consumer justice and economic security for low-income and other disadvantaged people, including older adults, in the U.S.

NCLC's expertise includes policy analysis and advocacy; consumer law and energy publications; litigation; expert witness services, and training and advice for advocates. NCLC works with nonprofit and legal services organizations, private attorneys, policymakers, and federal and state government and courts across the nation to stop exploitative practices, help financially stressed families build and retain wealth, and advance economic fairness.

Visit <http://nclc.org>, click on Projects then Manufactured Housing to find out more.



## FREQUENTLY ASKED QUESTIONS

### Question: Who do I contact if I have issues with manufactured housing?

Contact our new Manufactured Housing Ombudsperson, **Brian S. Eng**, Deputy Attorney General,

**Phone:** 302-257-3232      **Email:** [Brian.Eng@Delaware.gov](mailto:Brian.Eng@Delaware.gov)

**Website:** <https://attorneygeneral.delaware.gov/fraud/cpu/manuhousing/>

### Question: What is the difference between a traditional Home Owners Association (HOA) and a manufactured housing community on leased land HOA?

Traditional HOA	Manufactured Housing Community on Leased Land HOA
Mandatory for residents	Voluntary for residents
Monthly cost usually \$100 + per month	Yearly cost usually under \$50
Prescriptive (paint colors, lawn etc.)	Guidance by approved Community By-Laws
Major influence on all aspects of community	Partner with local and national agencies
Residents cannot own community	Has the "Right of First Offer" if land is sold

### Question: How many manufactured housing communities on leased land exist in Delaware?

As of November 2019, there are 182 manufactured housing communities on leased land in Delaware.

Visit the Delaware Manufactured Home Relocation Authority website, <https://demhra.delaware.gov>

➡ Click on **Information** then **DEMhra Registered Communities** to see each community listed by name, location and business address.

- 37 of these have an HOA (Under **Information** go to **Registered Homeowners Associations** to see each.)
- 23 of the 37 Communities are members of DMHOA.

### Question: How many days are there in the 2020 DE Legislative Session that Bills can be voted on?

- The Delaware Legislative Session is only 6 months long, from January – 30 June.
- For 2020 Legislators will be in session a total of 75 days at Legislative Hall.
- 32 of those 75 days are Joint Finance Committee Hearings, Bond Hearings and final Budget Markup Sessions - which are public hearings on state agency budget requests and state agency capital improvement requests.
- This leaves only 43 days for Bills to be brought to the floor to be voted on by the DE House and Senate.

## MEET OUR NEW DMHOA VICE PRESIDENT – HENRY “RICK” CLUM



Through my eyes: Since being elected to the board of DMHOA as VP in February, I see what it is to belong to an all - volunteer organization. It doesn't matter the hours you put in to do your job. It is all about the satisfaction you feel at the end of the day. Being able to help others when they themselves feel all hope gone is very rewarding. The feeling I get when that person says, "Thank you for making it possible to remain in my home," that's the best one!!



This is only a small piece of what it is for me to belong to this outstanding organization known as DMHOA. It started at my first HOA meeting in my community where I heard Bill Kinnick, my soon-to-be boss, friend, and President of DMHOA speak. At the end of the meeting I went to Bill and asked him "How can I help?"

PS: More to follow in our next newsletter.

**HELPING HANDS REQUESTED**  
**DMHOA NEEDS *YOUR* HELP TO**  
**MAKE A DIFFERENCE!**

### PROTECT YOURSELF:

Help us - help you – Please volunteer.

A few hours of your spare time could help save someone's home or wellbeing.

Help us create the environment we all want to live in. **We can't do it without you.**

### Needed positions:

- County Representatives - Several for each County
- Additional Fundraising help
- Grant-in-Aide writer/assistance
- Door hangers and drivers for communities without HOA's.
- Web Page Developer/ and helper
- Event coordinators/helpers
- News media helpers in each county
- Answering service helper for DMHOA phone number
- DMHOA Executive Board Members

### Interested in finding out more or volunteering?

Contact DMHOA Vice President Rick Clum at [henry.clum65@gmail.com](mailto:henry.clum65@gmail.com)

# DMHOA UPCOMING EVENTS:

## Monthly General Membership Meetings

Admission is free and open to anyone living in manufactured housing on leased land. Occasionally an invited guest speaker will discuss issues pertinent to us. Each Director gives an update on his / her area, the President goes over old business since the last meeting and discusses new issues. The meeting is then open for questions from attendees.

### **Time and Location:**

Begins 6:30 pm at Angola Beach and Estates Clubhouse, 22971 Suburban Blvd, Lewes DE.

Light refreshments are usually served.

**Dates:** Jan 27, Feb. 24, Mar 23, Apr 27, May 18, Jun 22, July 27, Aug 24, Sep 28, Nov 16, Dec 14

## 2020 Training Seminars

January 11, 2020 DMHOA will conduct its Free Homeowner “Know Your Rights” Seminar. This training is designed to educate homeowners to help protect their most important investment – their home. Topics to be covered will include homeowners rights on leased land, agencies that support homeowners, Title 25, Chapter 70 which is the landlord tenant code established by State law, vital Legislative information to include the ins and outs of arbitration.

**Registration:** Online at [www.dmhoa.org](http://www.dmhoa.org) or call DMHOA: 302-945-2122 to reserve your seat

**Location:** Long Neck United Methodist Church, 32051 Long Neck Rd, Millsboro, DE 19966 in Sussex County.

**Time:** Doors open at 9:30 am training goes from 10am – 3:00pm

## DMHOA EXECUTIVE BOARD & BOARD OF DIRECTORS

Name	Voting Member	E-Mail	POSITION
William Kinnick	Y	williamkinnick@verizon.net	President
Henry "Rick" Clum	Y	henry.clum65@gmail.com	Vice-President
Lillian Reynolds	Y	lilliantreynolds@verizon.net	Treasurer
Carolyn Fritz	Y	Emeralds329@gmail.com	Treasurer
Connie Kinnick	Y	conniekinnick@verizon.net	Secretary
Ron Amadio	Y	umpron@verizon.net	Director of Fund Raising
Vinny Rice	Y	Patnvin@gmail.com	Director of Grants
Joyce O'Neal	Y	joneal@pa.net	Director of News Media
Jerry Brainard	Y	jerry-tennis@comcast.net	Director Social Media
VACANT	Y		Director Legislation Information
VACANT	Y		Director of Membership
Beth McGinn	Y	beth1011@msn.com	Director of Veteran Activities
Jill Fuchs	Y	jill.fuchs@comcast.net	DEMHRA Representative
Mike Gray	Y	mwgray55@gmail.com	Special Assistant
VACANT	Y		Kent County Representative
VACANT	Y		New Castle County Representative
Leonard Sears	Y		Western Sussex County Representative
VACANT	Y		Eastern Sussex County Representative
VACANT	N		Advisory Council
Jerry Brainard		jerry-tennis@comcast.net	Chairperson By-Laws
Vacant			Chairperson Nominating/Elections
Michelle Gallgher	N		Advisor M&T Bank

Note: All links have been removed in this listing.