



July 2020

DELAWARE MANUFACTURED HOME OWNERS ASSOCIATION
(DMHOA)

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

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DMHOA Executive Committee

Contact Us:

Mailing Address:

DMHOA
PMB 5,
24832 John J. Williams Hwy
Millsboro DE 19966

Phone: 302-945-2122

Email: Use "Contact" link on website.

Website: www.dmhoa.org

From the DMHOA President:

We have all been through some trying times with COVID-19 and have not been able to spend face-to-face time with many of our friends and families. The sacrifices we make now will lead to benefits later for everyone. We encourage all to STAY safe, WASH your hands, WEAR a mask, and maintain SOCIAL distance. In the long run this is the right thing to do for EVERYONE'S HEALTH.

Keeping with these thoughts, DMHOA has been conducting our general membership meetings telephonically. We have also been using our website, the media, and our newsletter to keep everyone aware of what is going on. Please stay connected and by all means feel free to speak to your HOA Boards and to DMHOA's Board if you have any questions or concerns.

We will be working on some outdoor meeting possibilities. If things fall into place, we will notify all the HOA Boards so they can share this information with you and of course, we will use all our resources to get the information out.

In this newsletter we have identified DMHOA's priorities for the 2021 Legislative session. We will need your help to make these significant and important changes happen. Stay tuned for more information as we move forward.

For the first time ever, we have members of the MHAction core team coming to Delaware in September, assuming health conditions are safe. This is an opportunity for HOAs and individual homeowners to participate in a training session. Registration is required because attendance is limited. Please see our "DMHOA Upcoming Event" section of this newsletter for details and sign up on the DMHOA website: www.dmhoa.org

If you have not yet done so, please complete your 2020 census form before the October 30 deadline. Delaware benefits financially from every completed census form. Visit the "Your Actions Matter -Census \$ to Delaware" section in this newsletter to see where the money goes.

Your vote in November really does matter. The local, state, and federal officials you vote for will make decisions that affect your daily life. They decide what your tax dollars get spent on. You decide who those officials will be - only if you vote.

Stay safe and healthy,
Bill Kinnick

RESOURCES AVAILABLE FOR INDIVIDUALS

Information sources:

Delaware Latest Announcements: <https://delaware.gov>

Delaware COVID-19 Website: <https://coronavirus.delaware.gov>

Centers for Disease Control and Prevention (CDC) Covid-19 Website: <https://www.cdc.gov>

Local - Sign up for email updates from your local elected Representatives on their websites.

DMHOA website: www.dmhoa.org

Delaware hotline:

Delaware 2-1-1 is the state's referral hotline - One central resource for access to the health and human service organizations providing:

- Emergency food assistance during the current public health crisis (or anytime), they can provide you with contact information for food pantries.
- Emergency / Transitional Shelters
- Child Nutrition Sites
- Utility Assistance
- Crisis Services
- Legal help
- Other human service providers.

Call: 2-1-1 or 1-800-560-3372

Text: Text your zip code to 898-211

Website: www.delaware211.org sign up for updates to come to your inbox

Addiction / substance abuse help:

Call: 1-855-378-4373 **Text:** HOPEDE to 55753 **Website:** <https://drugfree.org/delaware/#>

Veterans:

The American Legion service officers are specially trained to provide assistance, free of charge, to veterans and their families. It may involve an 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
- He serves all of Delaware

Problem, question, or issue about living in manufactured housing on leased land? Contact DMHOA!

DMHOA is here to help all residents living in manufactured housing on leased land. We will answer your question or guide you to the appropriate agency for help. Use the contact form on the DMHOA website:

www.dmhoa.org or call 302-945-2122.

RESOURCES AVAILABLE FOR HOAs

Options for holding HOA community meetings:

HOA's that want to communicate and conduct meetings with their residents are welcome to use the DMHOA electronic telephone conference call number. Contact Bill Kinnick: williamkinnick@verizon.net You have nothing to lose and everything to gain.

HOA tax status:

Home Owner Associations that the IRS has assigned US 501 c 4 status are exempt from Delaware Corporation Income Tax.

- Delaware Code, Title 30, § 1902 Imposition of tax on corporations; exemptions.
(b) The following corporations shall be exempt from taxation under this chapter:
14) An entity that is a homeowners association as defined in § 528 of the Internal Revenue Code (26 U.S.C. § 528) or successor provision.

Social networking:

The social networking platform called, "Next Door" is a tool that may work for your community to assist you in helping neighbors stay connected and a great way to provide information.

- This is a system that requires residents sign in any time they want to view or post anything.
- It is a snap shot in time so if you post something it may only be visible for a short period of time as other things get posted and push it down the below the window of immediate visibility.
- Be realistic and know that it will not reach all your residents. Folks who do not have internet or not computer savvy will not use it.

Read more about it and decide if it will work for your community:

<https://blog.hootsuite.com/how-to-use-nextdoor/>

Easily translate information into any language.

For those residents that may be more comfortable with another language, you can ensure they receive your important information.

We use a free program - google translate: <https://translate.google.com/>

- Works for any language
- Can translate entire word documents or single sentences

Looking for information about what an HOA can do for you or HOA Innovations?

Check out our previous DMHOA Newsletters on the DMHOA website for valuable ideas:

www.dmhoa.org/newsletters.html

Want to form an HOA? contact DMHOA

DMHOA is here to help all HOA's and communities wanting to form an HOA. We will answer your questions or guide you to the appropriate agency for help. Use the contact form on the DMHOA website: www.dmhoa.org or call 302-945-2122.

WHAT'S COOKING WITH DMHOA

DMHOA's priorities for the 2021 legislative session



First priority:

1. **Add definitions** to Title 25, Chapter 70, Subsection 7003 to clearly explain the following terms: capital improvement, rehabilitation work, repair, replacement and/or maintenance.
 - These terms are dispersed throughout the Landlord Tenant Code and are ambiguous in meaning.
 - Appropriate distinctions among these terms make a financial difference to both landlords and tenants for lot rent calculations.
2. **Add landlord provisions and repercussions** to Title 25, Chapter 70, Subsection 7008
 - Whenever a landlord receives a written notice of violation from any agency (State, County, City, etc.) a copy of the written violation be provided to the Relocation Authority **and** the Department of Justice.
 - When the landlord notifies the Relocation Authority of a purposed lot rent increase, if there is a notice of any violations on file, the landlord will be denied any lot rent increase until proof the violation has been corrected is supplied to the Relocation Authority and the Department of Justice.

Second priority:

Identify capital improvement or rehabilitation work as a “special assessment” in a separate line item on lot rent increase notices to Title 25, Chapter 70, Subsection 7052(d)

- Currently, landlords include the cost of capital improvement and rehabilitation work as part of the base lot rent.
- Future lot rent increases are calculated on the base lot rent which results in tenants/residents paying for the capital improvement or rehabilitation costs forever.
- When capital improvement/rehabilitation costs are identified as separate, special assessments on lot rents, the annual amount decreases until the total cost is PAID IN FULL, and then dropped from the lot rent amount.
- This “special assessment” as a separate line item would be consistent with Subsection 7052(d) 2nd sentence: “A community owner also shall not utilize as justification for any future rental increase the cost of capital improvements or rehabilitation work, once that cost has been fully recovered by rental increases that were incorporated into a prior rental increase in excess of CPI-U, where the prior rental increase was properly implemented under this subchapter.”

Third priority:

Address “Market Rent” which is also not defined within Title 25, Chapter 70, Subsection 7003.

- Market rent is described in Subsection 7052 c (7) as: “...the rent which would result from market forces absent an unequal bargaining position between the community owner and the homeowners.”
- In the minds of the community owner, market rent is basically whatever they think is a fair number for them.
- There are many factors that come into play when determining market rent, and this will be quite a job to deal with this concept when it comes to manufactured home communities.

Keep your eyes open to the website www.dmhoa.org and make sure to participate in the monthly DMHOA general membership meetings for more information on these items of interest.

MEET DMHOA'S SOCIAL MEDIA DIRECTOR – JERRY BRAINARD



For 20 years Jerry's time in the Air Force meant he worked and traveled protecting our Country internationally. His assignments included locations on the U.S. East Coast, Japan, Turkey, England and Morocco supporting the National Security Agency. Jerry will tell you that he never had a bad assignment. After retiring from the military, he spent another 25 years' working as a civilian in the National Security Agency. His family is as International as his military assignments were. His wife Ann is British and met Jerry while she worked at the British Embassy in DC. His daughter is Chilean, mother in law Belgium and brother in law Italian.

He and Ann came to Delaware in 2006 from Annapolis MD. to downsize and were drawn to the Cool Branch Community because of friends there. He has been updating and maintaining websites since 2000 and created the first DMHOA Facebook page in 2012 which put him on the DMHOA Executive Board. He has been helping with or maintaining the DMHOA website ever since, in addition to being Chairperson on the Bylaws Committee. Additionally, he currently administers about eight different Facebook pages and groups on his own time.

When you ask Jerry what's important to him, his response, "helping others" does not surprise any of us who are lucky enough to know him. His one wish: "to not worry because I have everything I already need".

Jerry is a bright light in DMHOA as you can see from his DMHOA Christmas Party attire. So next time you enjoy the DMHOA website or Facebook page know that Jerry is behind it.



DEMHRA (DELAWARE MANUFACTURED HOME RELOCATION AUTHORITY) BETTER KNOWN AS THE RTA (RELOCATION AUTHORITY)

Its name was changed after the "Rent Justification Law" went into effect. At its inception this government agency collected fees from members of a Homeowners Association. When members were displaced by "change of use of land" by the landowners, homeowners received an allowance from their fees collected to the RTA. This fee was dispersed and used for homeowners to relocate their homes.

Once rent justification was passed this agency then financed and assigned lawyers to conduct arbitration cases when a landowner tried to increase their rents above the rent justification guidelines. The Executive Director of this Fund also monitors all the HOAs fees and with the support of legal defense goes after those land owners who are not current with their payments of fees.

DEMHRA meets monthly with the Board members assigned by the various leaders of the State. Meetings are posted on line but are only scheduled a month in advance and are open to the public. New location: 1981 South State Street, Dover DE 19901. If you wish to know more about the Board Members assignments, and even read minutes of past meetings visit DEMHRA on line at: <https://demhra.delaware.gov/> We urge anyone interested in seeing how your money is being used attend these meetings.

A Big **THANK YOU** to our former Representative – Jill Fuchs and **CONGRATULATIONS** to DMHOA's new Representative Richard Hrycshyn

DMHOA UPCOMING EVENT SEPTEMBER 18-19

MHAction National Core Team coming to Delaware for a 2-day training session to help DMHOA, HOA Officers and homeowners.

MHAction is a growing national movement of manufactured home community residents who organize their neighbors, build campaigns to protect the affordability and quality of their communities, fight to advance racial, economic, and gender justice. **Their core belief is that everyone should have a healthy, vibrant community and decent, affordable place to call home.**

This is a fabulous opportunity for Delaware homeowners to connect, share and learn from an organization with national ties to other housing groups and organizations.

Success comes with connections and great communication; we will gain both from this training session.

- **Free of charge**
- **Limited to the first 75 folks*to register (may be less depending on the COVID -19 situation)**
- **Food, drinks, and catered lunch provided.**
- **No walk ins**
- **Must register in advance at www.dmhoa.org or call DMHOA at 302-945-2122.**

Day 1: For DMHOA Officers and HOA Officers / leaders:

Date: Friday, Sep 18

Time: 6-9 pm

Location: Home 2 Suites - 222. S. Dupont Hwy, Dover DE 19901

Day 2: Open to any DMHOA member

Date: Saturday, Sep 19

Time: 9-4 pm

Location: Home 2 Suites - 222. S. Dupont Hwy, Dover DE 19901

VOLUNTEER - DMHOA NEEDS YOUR HELP

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 volunteering?

Complete the "CONTACT US" form on the DMHOA website: <http://www.dmhoa.org/contact2.html>

YOUR ACTIONS CAN MAKE A DIFFERENCE FOR DELAWARE RESIDENTS



Your Vote Really Does Matter

In Delaware DMHOA is the only nonprofit organization that advocates for homeowners living in manufactured housing on leased land.

As a nonprofit organization DMHOA cannot support any particular candidate or political party. However, what we can do is support **YOU thru education, and legislation.**

Novembers election is the time for YOU to act and vote for those that support what you believe in.

What is important in your community?

- Health Care
- Schools / Education
- Clean drinking water
- Proper sewage/ waste disposal
- Infrastructure (roads, utilities)
- Taxes

What are the candidates saying about your concerns?

- Check out the one stop shop providing nonpartisan election related information: <https://www.vote411.org>
Here you can **register to vote**, find your polling place, ballot information and candidates answers to questions.
- Want to see who is contributing to Delaware candidates and how much money they are giving?
<https://www.followthemoney.org/tools/legislative-overview> has this information and more.

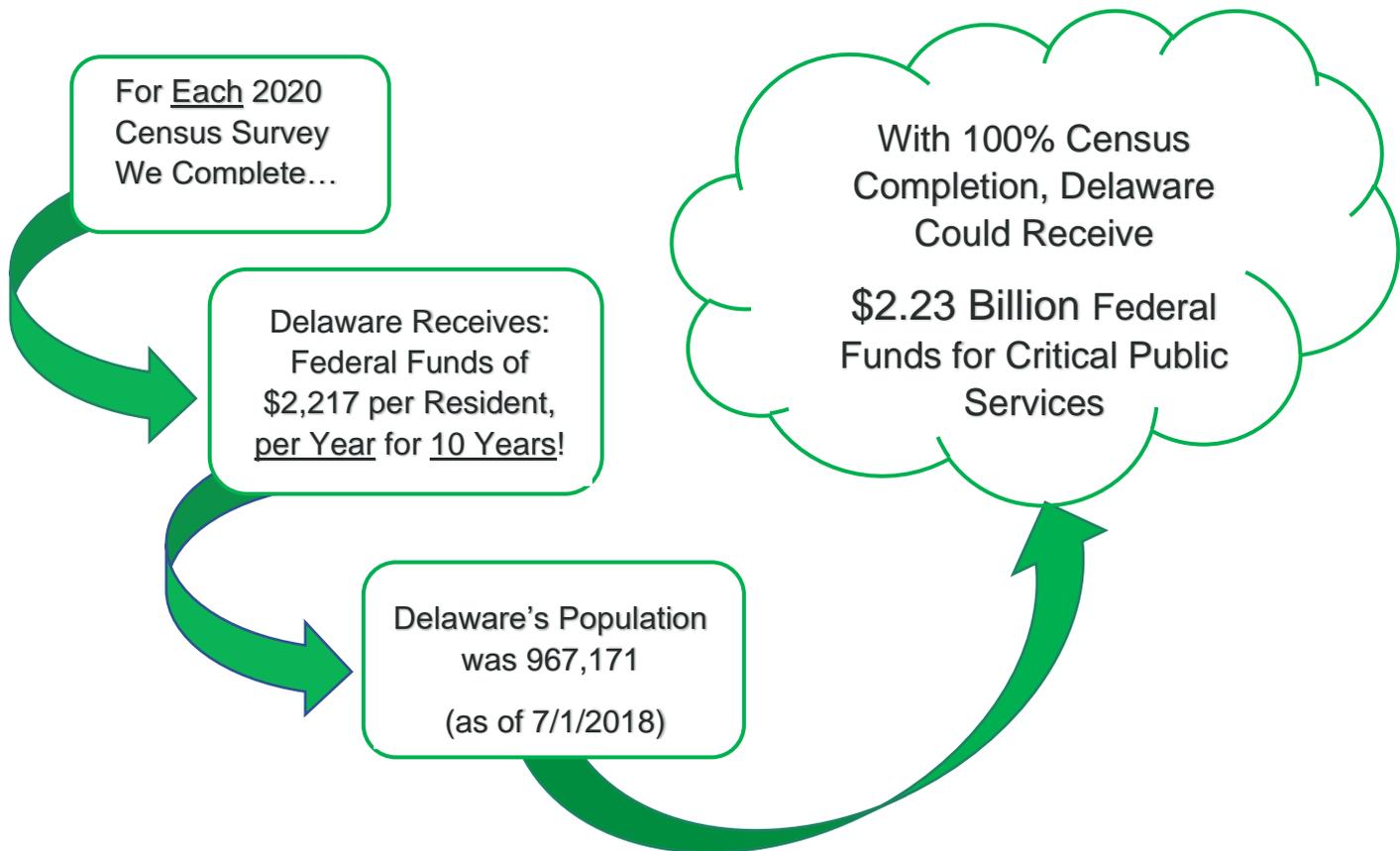
HB 346 was signed into law by Governor John Carney. This Bill establishes vote-by-mail for the state primary and general elections.

- Every eligible voter will receive an absentee ballot request by mail that they can fill out to receive a mail-in ballot.

- This is the same absentee voting system Delaware has used for decades to allow military members, sick, and disabled residents to cast ballots.
- Polling places will remain open for in-person voting.

Remember: The local, state, and federal officials you vote for will make decisions that affect your daily life. They decide what your tax dollars get spent on. **You decide who those officials will be.**

YOUR CENSUS DATA PROVIDES FEDERAL FUNDS to DELAWARE for the NEXT TEN YEARS!!



As of July 8 2020, the Delaware Census response rate was only 59.7%.

The Census data is used to determine congressional representation, and the annual distribution of federal funds. In Delaware, this money supports critical public services:

- Hospitals and Health Care Clinics
- Schools and Education Programs
- Unemployment Benefits
- Senior Citizen and Veteran Programs

- Roads and Bridges
- Emergency Response

Without an accurate census count, Delaware could lose the opportunity for economic growth. That means fewer new jobs, businesses, investments, and less money for our critical public services.

The **POWER** is in **YOUR HANDS** to help Delaware citizens for the next 10 years.

Please encourage everyone you know to complete their Delaware Census Survey Form before the October 30 deadline!

DMHOA EXECUTIVE COMMITTEE

Name	Voting y/n	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
Richard Hrycyshyn	Y	rhrycyshyn@gmail.com	DEMhra Representative
Mike Gray	Y	mwgray55@gmail.com	Special Assistant
VACANT	Y		Kent County Representative

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VACANT	Y		New Castle County Representative
VACANT	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	N		Advisor M&T Bank