



M.A.D. NEWSLETTER

Make a Difference

Delaware Manufactured Home Owners Association (DMHOA)

UPDATE FROM THE NMHOA CONFERENCE HELD OCT 4 & 5, 2017 IN PROVIDENCE, R.I.

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Representatives of DMHOA attended the National Homeowners Conference in Providence, R.I. The conference was packed with great speakers and information. The theme was “Building a Brighter Future”.

The one session detailed the relationship between the Massachusetts HUD and the AG office; how it was developed and how the relationship could benefit other states. They discussed how working side by side helps resolve issues between landowners and homeowners. We also discussed about how maintaining close working relationships with other states strengthen our posi-

tions and empowers our organizations.

The presentation from the Resident Owned Communities Associations (ROCA) updated improvements in the process and ways to obtain funding.

Another ROCA session presented by Paul Bradley and Mary O’Hara on They updated information on how ROCA supports each community funded by ROCA USA. ROCA provides assistance from the beginning of the Right of First Offer; obtaining the funding thru the next years of partnership with the communities and providing training for the people involved in the process.

The Legal Strategies and Advocacy for Manufactured Home Owners & Communities presentation by Carolyn Carter Director of the National Consumer Law Center. explained how her group can assist each state and community by providing assistance with law suits. She provided additional contacts for residents in Delaware. “What can the State Association do about Community closures?” was also presented. This requires open communicating between the residents and the Government.

DMHOA’s goal is to have more participants at the next conference.

DMHOA GENERAL MEMBERSHIP MEETINGS

SPECIAL POINTS OF INTEREST:

- Membership meetings
- Volunteering
- Legislative Agenda

DMHOA meets monthly on the 4th Monday of each month. The meetings are held at the Angola Beach Estates Community Center, 22971 Suburban Blvd., Lewes, DE 19958.

The doors open at 6 p.m. and the meeting begins at 6:30

p.m. We are usually finished by 8:30 p.m.

Periodically, we have a HOA Presidents meeting prior to the General meeting and this will be announced on the DMHOA website (www.dmhoa.org) and the Del-

aware Manufactured Home Owners Association Facebook page.

Please make every effort to be in attendance so you can stay informed. Not everything is posted in the newsletter.



DMHOA and MHAction completed it's first training seminar for 2017 in Dover

The attendees of 2017 training seminar were treated to a different type of training. The key term was 'interaction'. The met at the Kent County Levy Court .building in Dover . First, I want to thank Kevin Borden, Jesse Martinez, Dee Atwell & Pat Norberg-Huth for all their hard work in putting this seminar together. I want to thank the attendees from Wild Meadows, Pots-Nets, White House Beach, Briarwood Manor, Donovan-Smith, Cool Branch and our neighbors from a PA community.

We started with an Icebreaker exercise really helped to open up the discussion. We learned how to listen and gather information that shows how much we all have in common which only strengthens and empowers each of us and our communities. We had a Pop Quiz just to find out what we thought we knew about so many issues and subjects we all face everyday. We found out pretty quick, we don't know as much as we thought. After a nice lunch, we went into

how to build an effective campaign by using a strategy chart. This session was the most informative for me and will be used during DMHOA's next year's agenda when working with our planning groups. I also believe that lessons and strategies learned from this session it will be a great way to make the Manufactured Housing communities of Delaware more active and involved as we move into 2018. We our planning on a second event in the March/April 2018 timeframe. Keep you eyes open for dates.

THE POWER OF ONE

The Power of One

“ I am only One, But I am one. I cannot do everything, but I can do something. And I will not let what I cannot do interfere with that I can do” by **Edward Everett Hale.**

THE POWER of ONE

ONE TREE can start a Forest, ONE SMILE can begin a friendship, ONE HAND can lift a soul. ONE ACT can inspire a movement, ONE Candle can wipe out darkness, ONE HOPE can raise our spirits, ONE TOUCH

can show you care, ONE PERSON can Make A Difference (MAD)..

Be that One TODAY...

2018 STATE SENATE & HOUSE BILLS

Since nothing was passed we still have these house bills waiting to be moved to the vote. To move these bills forward , we need your support and efforts to

move forward. **SB 23** - This Act establishes a formula for rent increase based on capital improvements and clarifies that community owners may recoup certain capital costs as increased rent without increas-

ing base rent in perpetuity. **SB 47** – This Act requires conditions of the right of first refusal when a community is has been placed up for sale.

DELAWARE LAUNCHES STATEWIDE EMERGENCY HOUSING REPAIRS PROGRAM AND ALSO HAS LOT RENT ASSISTANCE AVAILABLE

The Delaware State Housing Authority has put \$600,000 in state funds towards the new Delaware Statewide Emergency Repair Program.

The program is a public-private partnership with the Milford Housing Development Corporation, who will administer the repairs. Qualifying repairs are those that threaten health or safety, such as a broken heating system in the winter, a leaking roof or hazardous electrical issues. DSHA Director Anas Ben Addi says this new program streamlines the process, as

all repairs will go through the Milford Housing Development Corporation. In the past, constituents had to call different numbers and services varied across the state.

Those eligible for the program include homeowners who have lived there for at least one year, and who meet certain income guidelines. Interested applicants should contact the **Milford Housing Development Corporation** at 302-491-4010 or 844-413-0038 where staff will help determine eligibility.

Each repair will be capped at

\$7500 and at least \$100,000 will be designated for manufactured or mobile homes.

Delaware Governor John Carney says, "The funds help ensure all Delawareans get the help they need."

"This year the HUD has approved a measure to help people in manufactured Homes with laa rental assistance program. If you have lot rent issue please contact DMHOA and we will provide you the contact information. We are here to help along with Delaware Housing Department.



2018 LEGISLATIVE ACTIONS

There are State House & Senate Bills that affect us that are working their way through the Legislative process.

The DMHOA representatives are working with State officials but we don't feel that our

voices are being heard. The voices and wallets of the Landowners seem to be having more impact.

We must now stress our opinion to our State representatives to ensure that we

are heard and that it is understood by the State representatives that we have voting power and will use it. This can be done via telephone, email, or letter.

We must show our State Legislatures that we have voting power. Visit <http://legis.delaware.gov/> AllLegislation

HB 131 - The community owner must deposit disputed rent increases in an insured escrow account and provide location to DMHRA and the CPU of the Attorney

General's Office.

HB-44 – The Landlord will be provided a copy of the title of the tenant's title upon the initial rental and renewal.

DMHOA supports HB 131 and wants a **YES** vote from the State Legislature. DMHOA **DOES NOT** support HB44 and wants a **NO** vote from the Legislature. Please make your voice heard to your State Legislators.

**D e l a w a r e
M a n u f a c t u r e d H o m e
O w n e r s A s s o c i a t i o n**

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We are on the Web @
www.dmhoa.org

All Volunteer state advocate serving the people of Delaware.



MISSION STATEMENT: To educate and inform our members, our public servants, the general public and to work for legislative and legal remedies to protect and strengthen the rights of everyone who lives in manufactured housing on leased land in the State of Delaware.

The all-volunteer Board and County representatives work diligently to ensure that all Communities are represented in a professional way. The dedication and diligent work of these representatives ensures that your voices are heard and that appropriate actions are taken for your safety and security.

HELPING HANDS REQUEST



Are you a "Helping Hand"?

DMHOA is an **all-volunteer group** working to assist all that reach out. Our Board is **stretched very thin**. Most communities are experiencing minimal difficulties but when the complaints increase, they are usually in groups.

Currently, we have **only one county representative**, Mr. Leonard Sears, who has worked with this organization for many years. Most members of

the Board are holding down jobs and/or are on the board of their HOAs. Our current President, Bill Kinnick is juggling quite a few things i.e. attending meetings up and down the State, meeting and working with State Legislators, and building our membership by assisting new community HOAs to get established. There are just **not enough hands and hours in the day**.

We are **asking** that **all the members** of DMHOA examine their hearts and **step into the breach to assist**. It will only be a matter of time when those carrying the Organization will be burnt out and our efforts to protect everyone will fail.

If you feel that you can assist in any way, please send an email to coniekinnick@verizon.net (current DMHOA Secretary).

