



January 2021

DELAWARE MANUFACTURED HOME OWNERS ASSOCIATION  
(DMHOA)

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

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**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](http://www.dmhoa.org)

**Facebook.com/ dmhoahu**

**From the DMHOA President:**

2020 was a difficult year that we gladly leave behind us. As we begin 2021, let's seek that which is best for our families, friends, and neighbors who live in manufactured housing on leased land. Let us come together as a cohesive community to protect our rights and attain affordable housing.

DMHOA has been busy preparing for 2021 by working on improvements to current laws and helping communities come together with new Homeowners Associations. The results of our Legislative Committee meetings, the Delaware legislative process and the important role **YOU** play in helping all of us in this process are all highlighted in the **What's Cooking with DMHOA** section of this Newsletter. I encourage you to check it out.

DMHOA's priorities are consistent with MHAction's Housing Justice platform of working for home guarantees. As your legislative advocate, we believe not only in ourselves, but what is right for all residents living in manufactured housing on leased land. We plan to work on the 5 pillars that drive the MHActions national platform:

1. Create affordable, community controlled, social housing.
2. Protect mortgage holders from eviction.
3. Provide and prepare to strengthen and enforce fair housing laws.
4. Create strong financial regulations that protect homeowners.
5. Ensure all homes are healthy and sustainable.

Learn more about MHAction with our scheduled workshop being hosted in Dover Delaware, scheduled for Feb 19-20, 2021. This is assuming COVID-19 restrictions allow it. Information and sign up details are provided in the **DMHOA Upcoming Events** section of this Newsletter.

Our major goal this year is to educate homeowners to better understand their rights, and we ask for your help in getting this important information to all communities on leased land.

DMHOA is here to help everyone living on leased land. So, let us make 2021 an awesome year for manufactured housing.

God Bless,  
Bill Kinnick

# DMHOA'S GOALS AND OBJECTIVES FOR 2021

- **Establish at least 10 more HOA's throughout all of Delaware.**
  - According to the Delaware Manufactured Home Relocation Authority (DEMHRA) there are **182 registered** manufactured housing communities on leased land in all of Delaware (as of September 1, 2020.)
  - As of right now **25 HOA's** are members of DMHOA.
  - This means **157 Communities** are not members of DMHOA, may not know about DMHOA, do not have DMHOA helping them, and are probably not even aware of their rights as homeowners.
- **Conduct at least 2 learning seminars each month to educate homeowners.**
  - Topics include "Know your Rights" and explanations of Title 25, Chapter 70 (Landlord Tenant Code).
  - Learn about arbitration procedures, pertinent Legislation, and supportive agencies.
  - Our objective is to empower our homeowners with knowledge they can use.
- **Conduct "Door Hangings" in all 3 Delaware counties with the objective of reaching 50% of the communities in each county.**
  - Door hanging flyers educate homeowners about DMHOA and homeowners rights.
  - We will be asking for volunteers to help us with this critical program.
- **Continue to assist each community by providing help and answers to the issues they bring to DMHOA.**
  - For most of us, our home is our most important investment.
  - DMHOA understands the precarious nature of owning a home on someone else's land and we are here to help each other.

## WHAT'S COOKING WITH DMHOA ...

### Our 2021 Legislative Recipe for Success

#### 1st Ingredient: Preparation

#### DMHOA's 1<sup>st</sup> time Legislative Committee

In September 2020 we started the DMHOA Legislative Committee. This group of volunteers met twice a week telephonically to review Title 25, Chapter 70 of the Landlord Tenant Code, and how it supports our homeowners. In these meetings, members brought forth their concerns, ideas, and recommendations to improve the code. This work was both a labor of love and an arduous process, but great progress was made. We would like to give a big "shout out" of **THANK YOU** to all the participants of this Committee for their time, effort, and persistence.



## WHAT'S COOKING WITH DMHOA (CONTINUED)

Provided below are the Title 25, Chapter 70 Subsections that the Legislative Committee worked on:

1. Subsection 7003 - Define the following terms: Capital improvement, Rehabilitation work, Repair, Replacement and/or Maintenance. Appropriate distinctions among these terms make a financial difference to both landlords and tenants for lot rent calculations.
2. Subsection 7008 - Add landlord provisions and repercussions to "Provisions of a rental agreement."
3. Section 7013 – Define "Lot Rent Transfer" procedures so everyone understands how it should work.
4. Section 7021 - Change the date on the "Lot Rent Assistance Program" from July 1, 2006 to seven (7) years.
5. Section 7024 – Make "Land Use Change" a fair practice.
6. Section 7050 – Clearly identify what "Capital Improvements" include.

### 2<sup>nd</sup> Ingredient: Information

#### How the Delaware Legislative process works - simplified version

The Delaware legislature consists of 2 chambers: The House of Representatives totaling 41 legislators and the Senate totaling 21 legislators.

Each proposed legislative bill needs at least one legislator as a sponsor to present it for a *Committee hearing* in either the House or Senate:

- This is a public hearing.
- If a majority of the Committee members vote "No" the legislation stops and nothing more can happen until the following year when it can be brought up again.
- If a majority of the Committee members vote "Yes" the Bill is released for consideration by the full chamber.

Full chamber consideration (Red Shirt Day):

- This is a public Legislative Session.
- If a majority of the legislators vote "No" the legislation stops.
- If a majority of the legislators vote "Yes" the Bill then moves on to the other chamber for consideration.

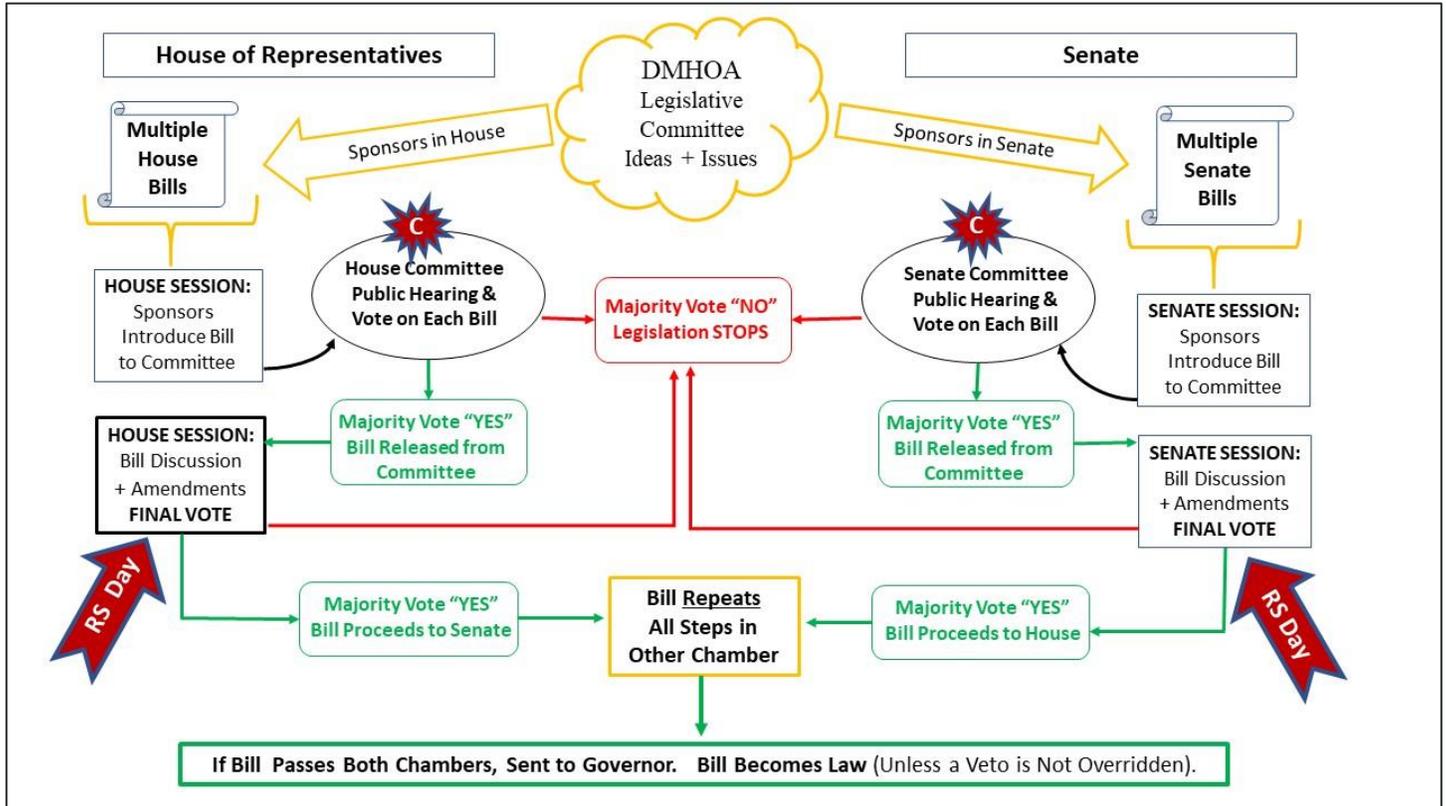
Each Bill must go thru the same process in both chambers, the House of Representatives and Senate.

After successfully moving thru the Committee and a full floor vote in both the House of Representatives and the Senate, the Bill is then sent to the Governor for signing.

## WHAT'S COOKING WITH DMHOA (CONTINUED)

### 3<sup>rd</sup> Ingredient: Full Understanding of the Process

#### How the Delaware Legislative process looks graphically:



### 4th Ingredient: Timing

#### Timeframe of the Delaware Legislative process in 2021:

The Delaware 151<sup>st</sup> Legislative Assembly is only 6 months long, beginning 12 January 2021 and ending 30 June 2021.

- Legislators meet a total of **74** days at Legislative Hall for work on legislation. This is primarily only on Tuesdays, Wednesdays, and Thursdays and with a two-week Easter break.
- **30** of these 74 days - NO Legislative Bills are brought to the floor to be voted on because of Joint Finance Committee Hearings, Bond Hearings, and final Budget Markup Sessions.
- This leaves only **44** of these 74 days for *all* Bills to go thru Committee votes, and full floor votes of both the House of Representatives and the Senate.

*Remember: DMHOA is just one of many organizations competing for votes on the Legislative floor!*

## WHAT'S COOKING WITH DMHOA (CONTINUED)

### 5th Ingredient: Your Action

#### How we need YOUR help to rally support for DMHOA's legislation:



This symbol, from our diagram above, represents “**Contact**” with the Committee members considering a DMHOA Bill.

- DMHOA will send out emails asking you to call, fax or email members of that Committee.
- The objective - we want Legislators to support our Bill.
- Contacting all the Committee members will be critical since we need a majority of votes for our legislation to proceed.
- Methods of persuasion and ways to communicate with Committee members:
  - Phones ringing off their hook
  - Faxes flying to their offices
  - Emails flooding their inboxes
- **Numbers Matter!** The more contact the legislator receives from us the more likely they are to remember us and our concerns.



This symbol, from our diagram above, represents “**Red Shirt Day**” when a DMHOA Bill is scheduled to go before the full House of Representatives or Senate for a vote.

- DMHOA will send out emails, HOA Officers may receive phone calls asking you to join us at Legislative Hall wearing a red shirt for the vote.
- We ask you to share the email with every manufactured homeowner living on leased land you know.
- Get as many people as you can to travel with you to Legislative Hall for that day (COVID-19 permitting).
- The red shirt is so we all stand out and are visible to the Legislators.
- We may visit legislators in groups to ask for their support (COVID-19 permitting).
- We sit in the gallery of the chamber watching the vote take place and our legislators (COVID-19 permitting).
- **Numbers Matter!** The more contact the legislator receives from us the more likely they are to remember us and our concerns.

*Think about this:*

*A few minutes or hours of your time invested now  
contacting our elected Legislators,  
may yield a lifetime of benefits for our homeowners.*

## **DMHOA UPCOMING EVENT FEBRUARY 19 - 20, 2021**

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

**If this event must be cancelled due to COVID-19 restrictions because the MHAction team is traveling from another State, DMHOA will conduct a training session. More information will be provided as we get closer to the February start date.**

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](http://www.dmhoa.org) or call DMHOA at 302-945-2122.**

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

**Date:** Friday, Feb 19

**Time:** 6-9 pm

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

**Day 2:** Open to any DMHOA member

**Date:** Saturday, Feb 20

**Time:** 9-4 pm

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

## **DMHOA 2021 GENERAL MEMBERSHIP MEETING SCHEDULE**

Our general membership meeting 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.

**Dates:** Jan 25, Feb. 22, Mar 22, Apr 26, May 24, Jun 28, July - No meeting, Aug 23, Sep 27, Oct 25, Nov 22, Dec 20

**Time:** 6:30 pm

## DMHOA 2021 GENERAL MEMBERSHIP MEETING SCHEDULE (CONTINUED)

### Location:

- Meetings held in person are conducted at Angola Beach and Estates Clubhouse, 22971 Suburban Blvd, Lewes DE. Light refreshments are usually served.
- Meetings conducted as a conference call: Dial in number: 978-990-5000  
Access Code: 907460#. For best reception use a land line.

## MEET DMHOA'S DIRECTOR OF VETERAN ACTIVITIES — BETH MCGINN

Beth is a fascinating woman who has made helping veterans a priority in her life.



Growing up in a post-WWII family and learning early on the value of our veterans who served our country, Beth wanted to somehow continue their legacy.

Her father and his 4 brothers enlisted during WWII and all returned home but one. Both of her grandmothers were Gold Star Mothers who lost sons in WWII. Beth knew the pain they felt when that dreaded telegram arrived. Her Irish grandmother's pain was doubled when she had to wait 2 years for her son's body to be returned from Iwo Jima for burial here in the USA. She never knew her Uncle, but because her family never forgot him, she felt a connection to him through their stories.

Volunteering for the American Legion Auxiliary allowed Beth to fulfill a commitment to her family by doing what she could for other veterans in their memory. She serves on the Board for Home of the Brave, a transitional living facility for homeless veterans. In addition, she has held positions at the Unit, State and National levels of the American Legion Auxiliary Organization.

Her purpose in life is consistent with the Mission of the American Legion Auxiliary (ALA), "Honoring the sacrifice of those who serve, advocating for veterans, especially homeless veterans and promoting patriotism."

We are fortunate and grateful that Beth has been involved with DMHOA for 20 years now. When asked what advice Beth would give to others who want to make a positive difference in the lives of others, her response, "You just need to find your WHY and find an outlet that suits your schedule and interests." Now you know why we are so proud of her and feel so lucky to have her on our team!

## VOLUNTEER - DMHOA NEEDS YOUR HELP

### PROTECT YOURSELF:

Help us to help you – Please volunteer.

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

## **VOLUNTEER - DMHOA NEEDS *YOUR* HELP (CONTINUED)**

- Grant-in-Aide writer/assistance
- Door hangers and drivers for communities without HOA's.
- 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>

## **RESOURCES AVAILABLE FOR HOA'S**

### **Have an HOA website for your Community?**

Contact our Social Media Director Jerry Brainard: [jerry-tennis@comcast.net](mailto:jerry-tennis@comcast.net) and he will add a link to your website on the DMHOA website.

### **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](mailto: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/>

## RESOURCES AVAILABLE FOR HOA'S (CONTINUED)

### 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](http://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](http://www.dmhoa.org) or call **302-945-2122**.

## 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](http://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](http://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/#>

## RESOURCES AVAILABLE FOR INDIVIDUALS (CONTINUED)

### Veteran resources:

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](mailto: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](http://www.dmhoa.org) or call 302-945-2122.

## DMHOA EXECUTIVE COMMITTEE

Name	Voting y/n	E-Mail	POSITION
William Kinnick	Y	<a href="mailto:williamkinnick@verizon.net">williamkinnick@verizon.net</a>	President
Henry "Rick" Clum	Y	<a href="mailto:henry.clum65@gmail.com">henry.clum65@gmail.com</a>	Vice-President
Lillian Reynolds	Y	<a href="mailto:lilliantreynolds@verizon.net">lilliantreynolds@verizon.net</a>	Advisor
Carolyn Fritz	Y	<a href="mailto:Emeralds329@gmail.com">Emeralds329@gmail.com</a>	Treasurer
Connie Kinnick	Y	<a href="mailto:conniekinnick@verizon.net">conniekinnick@verizon.net</a>	Secretary
Ron Amadio	Y	<a href="mailto:umpron@verizon.net">umpron@verizon.net</a>	Director of Fund Raising
Vinny Rice	Y	<a href="mailto:Patnvin@gmail.com">Patnvin@gmail.com</a>	Director of Grants
Joyce O'Neal	Y	<a href="mailto:joneal@pa.net">joneal@pa.net</a>	Director of News Media
Jerry Brainard	Y	<a href="mailto:jerry-tennis@comcast.net">jerry-tennis@comcast.net</a>	Director Social Media
VACANT	Y		Director Legislation Information
VACANT	Y		Director of Membership
Beth McGinn	Y	<a href="mailto:beth1011@msn.com">beth1011@msn.com</a>	Director of Veteran Activities
Richard Hrycshyn	Y	<a href="mailto:rhrycshyn@gmail.com">rhrycshyn@gmail.com</a>	DEMhra Representative

Mike Gray	Y	<a href="mailto:mwgray55@gmail.com">mwgray55@gmail.com</a>	Special Assistant
VACANT	Y		Kent County Representative
VACANT	Y		New Castle County Representative
VACANT	Y		Western Sussex County Representative
VACANT	Y		Eastern Sussex County Representative
VACANT	N		Advisory Council
Jerry Brainard		<a href="mailto:Jerry-tennis@comcast.net">Jerry-tennis@comcast.net</a>	Chairperson By-Laws
Vacant			Chairperson Nominating/Elections
Michelle Gallagher	N		Advisor M&T Bank