

1

PENTICTON & DISTRICT Mfg HOME OWNERS ASSOCIATION
NEWSLETTER APRIL 2012

PO BOX 22020, PENTICTON, BC, V2A 8L1

Website: pdmhoa.ca

Your volunteer Executive, Directors and Park Reps publish this Newsletter twice annually to keep members of this association up to date with what is happening in our area and throughout the province. Volunteering a few hours to this organization means considering the interests of all manufactured homeowners. Many of our members who serve are beginning to develop health related problems due to age and now must retire, others have moved out of manufactured home parks after many years of service and will be stepping down at the Annual General Meeting in May. Please consider offering a few hours (about 4 a month) so we might continue to serve the needs of all manufactured homeowners. Your bit of time is invaluable, so please step forward and contact a director. Our priority is to protect you as best we can by offering advice and help when needed. What better need than that!

P & DMHOA Website: pdmhoa.ca Please visit the web site frequently as it is updated often with valuable information pertaining to Mfg Homeowners. There are 16 headings e.g. Upcoming Events, MHP Locations, News, Interesting Facts, Resources, Links, etc. There is an easy to use, simple to understand, Windows Seniors Tutorial Link on the web site. Don't have a computer then ask a friend to bring the web site up and tour it with you. This web site is maintained Thanks to our Webmaster Ray Bibby.

If you or others are seeking information, you may contact us through our email, phone your park rep or a director. See Contact Phone Numbers On Back Page

Does your park have a Park Representative to the P&DMHOA Or Information Newsletter Delivery person? Can you help in some small way?

Why Don't YOU Become A Member of P&DMHOA And Reap All The Benefits Of Membership. J UST \$10.00 A Year!

ANNUAL GENERAL MEETING MAY 4TH 1:00PM PENTICTON, LEGION HALL

SELLING YOUR MANUFACTURED HOME

Selling your home should be a simple procedure, but there are steps that must be followed. Your Realtor should present an offer to purchase on a special form titled "Contract of Purchase and Sale of a Manufactured Home on a Rental Pad". Section 5 of the offer form states, that where the Park Owners consent is required, the Seller and Buyer will sign a request for the consent of the Park Owner, to assign the Pad location and the Pad Tenancy Agreement from the seller to the Buyer, on the Gov't approved form RTB-10. The Seller or his agent will deliver this form to the Park Owner. The Park Owner has 10 days to respond to the request on Section G of the form, stating that he will accept or reject the assignment. If the assignment form is not completed and returned to the Seller within the 10 day window, it shall be conclusively deemed that consent has been given. Should the assignment be rejected, the offer to purchase becomes void, and the deposit returned to the Buyer.

Page 6 of the assignment form lists the only acceptable reasons for rejecting assignment. **If it is rejected for any other reason, the Seller can dispute it through the Tenancy Branch, Dispute Resolution Process.**

WHAT IS FAIR MARKET VALUE?

Fair Market Value is the price that would be paid by a willing Purchaser to a willing Seller in the open market on the date of registration. An Open Market is where the property is offered for sale so that anyone likely to be interested in purchasing it may make an offer. For example, the seller lists the property with a realtor or advertises it for sale. If your tax return is reviewed by this office you may be

asked to provide evidence of how you knew the property was for sale.

In most open market transactions, the Purchase price is the fair market value, as long as the transfer is registered within a few months after the sales contract is signed. In, other instances, such as where no money changes hands or the transfer did not take place in the open market, the fair market value must be determined by other means such as an independent appraisal or by reference to the most relevant BC Assessment value.

Generally, the BC Assessment value is based on market conditions at July 1st of the previous year. For example, assessed values for 2011 tax year are based on market values as of July 1, 2010. This means that the assessed value may not reflect the current market value of your property at the date of Registration. Because of this and the fact that property markets can change rapidly, you may need a more recent valuation, such as an **independent appraisal** of what the property is worth at the time of registration

Editor's Note: The above item is from the government website and may be of use if your park is up for redevelopment and your local government has a policy that uses Fair Market Value as a criteria for compensation: <http://sbr.gov.bc.ca/business/PropertyTaxes/>

POWER OF ATTORNEY

Legislation giving adults more options in making their own plans in the event of incapacity came into force September 2011. The new legislation will allow adults to provide their attorneys and representatives with full or specific decision making powers. A power of attorney drawn up before September 1, 2011

3.

remains valid and there is no requirement to have a new power of attorney prepared as a result of these legislative changes.

Any power of attorney documents prepared after September 1, 2011 will be subject to new requirements. These requirements include changes to signature and witnessing provisions, and who is qualified to be an attorney. Your lawyer or notary public should be aware of these legislative changes and will be able to help you draw up your power of attorney documents. A power of attorney automatically ends if you die or become bankrupt. It also ends if you become mentally incapable or do not have an "enduring power of attorney" in place.

An enduring power of attorney allows your representative to make financial and legal decisions for you if you become mentally incapable of making decisions. To create an enduring power of attorney, the document must state that the power of attorney will remain in effect even if you are no longer able to make decisions for yourself.

See the BC Ministry of Attorney General news release and backgrounder of February 4, 2011 on the changes to the power of attorney legislative changes, available at

<http://www.seniorsbc.ca/documents/pdf/2011AG0001-000100.pdf>

ASSOCIATION NEWS

We cannot represent or help financially any tenant who is not a member of this District Association. Therefore, it is well worth your \$10.00 a year to become and stay an active member. If you're not a member HOW CAN YOU BE IN THE KNOW OF CHANGES THAT

COULD EFFECT YOU? From Changes To The Manufactured Home Park Tenancy Act Of BC., Landlords Or Other Regulatory Groups!

The P&DMHOA has been active for more than a quarter century. We have done much for the owners /tenants of the manufactured home parks in our district and it is our intention, with the help of every member, to do much more.

We provide education, training, support, guidance, counselling, knowledge reliable legal contacts and assistance in arbitrations.

Establish fair redevelopment policy's for manufactured home parks and up dating them.

Our Treasurer has given notice of his intent to resign this position effective May 2012. This is a plea to someone in this association to please take up the cause. We are in very good financial standing, but without a treasurer, travel expenses, receipts will not be paid or any other operating expense IN FACT WITH OUT A TREASURER P&DAMHOA CAN NOT OPERATE!

As everyone knows, not all landlords are created equal. There are some very good ones and others who seem to feel that their "park rules" take priority over provincial laws and regulations. Don't be bullied by your landlord.

Changes are desperately needed to the Act and Regulations to give homeowners a level playing field and some security when they do take on abusive landlords. *We're here for you.*

Dear P&DMHOA Members, Park Representatives and Directors. This Newsletter, The Executive And General Meetings IN YOUR AREA are for YOU. Please tell us what concerns and information you need so we can assist you. TOPICKS you'd like put on meeting agendas?

4

Penticton & District Manufactured Homeowners Association
Meeting Schedule 2012/13

May	4/12	Annual General Meeting	Penticton	(Cdn Legion)
May	18/12	Executive Meeting - <u>Summer/Recess</u>	Penticton	
Sept	14/12	Executive Meeting	Penticton	
Oct	12/12	Executive Meeting - <u>Newsletter Pick Up</u>	Penticton	
Oct	26/12	General Meeting	Keremeos	
Nov	30/12	Executive Meeting - <u>V. App. Luncheon</u>	Penticton	
Jan	11/13	Executive Meeting	Penticton	
Jan	25/13	General Meeting	OK Falls	
Feb	22/13	Executive Meeting	Penticton	
Mar	29/13	General Meeting	Oliver	
Apr	26/13	Executive Meeting - <u>Newsletter Pick Up</u>	Penticton	
May	17/13	Annual General Meeting	Penticton	
May	31/13	Executive Meeting - <u>Summer Recess</u>	Penticton	

P&DMHOA CONTACT PEOPLE

If you or others are seeking information contact us through email, phone one of the directors or go to our website where there is a wealth of information and valuable links

Penticton,, Summerland: Ray 250-487-1225, Bob: 250-492-3997
 Oliver, OK Falls, Osoyoos: Hugh: 250-498-0145, Yvonne: 250-498-0876
 Keremeos: Glen: 250-499-2300

KEEP THIS NEWSLETTER HANDY FOR EASY REFERANCE

2012 NEW MEMBERSHIP & RENEWAL FORM

Penticton & District Manufactured Home Owners' Association
 P.O. Box 22020, Penticton, B.C. V2A 8L1

NAME _____ PARK NAME _____ # _____
 MAILING ADDRESS _____ CITY _____
 POSTALCODE _____ PHONE _____ EMAIL _____
 ANNUAL DUES: \$10.00 per site payable to P&DMHOA
 SIGNATURE _____

General donations are greatly appreciated, please make cheques payable to P&DMHOA

Thank you for your moral, financial & volunteer support to this association

**TOGETHER WE HAVE MADE A DIFERANCE
 WITH YOUR HELP, WE WILL CONTINUE TO DO SO**