

**PENTICTON & DISTRICT MANUFACTURED
HOME OWNERS ASSOCIATION
NEWSLETTER -**

P.O. Box 22020, Penticton, B.C. V2A 8L1

Email pdmhoa@yahoo.ca

May 2007

The 2007 Annual General Meeting was held May 4, 2007, Penticton, B.C.

The meeting was called to order by Chairperson: Ray Nuttall

The minutes of the Ann. Gen. Meeting May 5, 2006 were read, moved, carried.

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ELECTION OF OFFICERS 2007 -- 2008

President: Ray Nuttall
Past-President: Ken Bazley
Secretary: Yvonne Dundas
Treasurer: Iris Engelsjord
Directors: Bob Cartwright
Sheila Matheson
Jack Goode
Pat Huff
Paula Karachun
Glen Moore

President Ken Bazley welcomed the members, stressing the importance inserving our organization and the need to lobby the present government to change the Tenancy Act. Please take time to renew your membership and recruit one new one. We must present every effort to change the present Tenancy Regulation stating: In the event of redevelopment the park owner must be given 12 months notice to vacate and paid the equivalent of 12 months rent. It is our opinion an independent adjudicator should be appointed to assess the fair value of the manufactured home and the owner be fairly compensated. People, please write your elected officials regarding this unfair regulation that must be changed to reflect today's manufactured home values and the need for affordable housing..

Thanks to your hard working executives this past year, Penticton, Oliver, and the

Regional District of the South Okanagan implement policies protecting home owners in the event of redevelopment.

Please keep your park reps and executive informed of what changes may be happening in your park and or any difficulties you may be having. We are here to help and assist you.

Notice: Effective June 8, 2007, Iris Engelsjord resigned the position of Treasurer. She & husband Eric have bought a townhouse in Princeton. Bill Wennington, Figuiera's MHP has volunteered to fill the position.

We have been informed that Country Pines MHP in Oliver has won their arbitration with the park owners. Briefly, the park owners asked residents to pay an additional \$40.00 per month to cover the cost of spraying, monitoring and removal of effected pine trees with pine beetle. The dispute resolution officer has denied the request for an additional rent increase due to renovations and repairs, when in fact they are not renovations and repairs.

AROUND THE PROVINCE

The biggest problems are in relation to the imbalance of power with the landlords having so much power that it is threatening not only our investment in our home and park but also the financial institutions holding mortgages.

Letters from landlords have been sent to a number of park tenants wherein the landlords are threatening the home owners with redevelopment of the park if extremely high rent increases are not agreed to.

We have heard some members are having problems renewing their mortgages and having to resort to alternate financing methods such as personal loans.

Members are also reporting problems with getting realtors to list and sell their homes. This trend covers all ages and conditions of homes and parks.

Lack of poor maintenance manufactured home parks is devaluing our homes making resale difficult as well as making living in these parks unpleasant and sometimes even unhealthy.

Redevelopment is taking place in several areas of the province. Fear of redevelopment is a major concern to all. Land owners have a legal right to do what the law allows them to do. But, is it morally right to encourage others to invest large sums of money for homes and improvements and then give them a couple of thousand dollars to move them off the land when there is virtually nowhere for them to move the homes?

EMERGENCY NUMBER

The manufactured Home Park Tenancy Act in section 27(2) requires landlords to "Post and maintain in a conspicuous place in the manufactured home park, or give to a tenant in writing, the name and telephone number of a person the tenant is to contact for emergency repairs.

Do you know who to call if the septic system backs up and floods your home or pad area or if internal electrical connections,

or if domestic water in the park is blocked in the park owners lines?

INCOME TAX BREAKS

The following information is being passed on to you courtesy of the Council of Senior Citizens Organization.

TAX BREAKS

I advise the hearing impaired to apply for the Disability Income Tax Credit, by having form T2201 filled out by your physician. You would then receive a tax rebate, even dating back several years.

There are a number of other disabilities that may qualify you for this tax deduction, including, but not restricted to the following:

- (a) If you use a wheelchair, walker or cane and still have difficulty walking.
- (b) If you are blind.
- (c) If your speech is marked restricted.
- (d) If you are markedly restricted. in perceiving, thinking and remembering.
- (e) If you have difficulty in feeding yourself and performing other normal tasks such as dressing yourself or eliminating bodily wastes.

You may be eligible for the Disability Income Tax Credit.

It is estimated that only a small percentage of those eligible for this benefit actually apply for it. Don't be one of them.

Information can be obtained by calling 1-800-959-2221 or by visiting the government web site at <http://www.cra-arc.gc.ca/formspubs/topics/disa-e.html>

MEMBERSHIP or RENEWAL FORM
Penticton & District Mfg Home Ownerd Association
P.O. Box 22020, Penticton, B.C. V2A 8L1

NAME.....
PARK NAME.....PAD#.....
MAILING ADDRESS.....
CITY.....POSTAL CODE.....
PHONE.....DATE.....
SIGNATURE

Annual Dues are \$10.00 per Mfg Home payable to the above.

MANUFACTURED HOME CSA SPECIFICATION LABEL

Many people may not know that with changes to the Tenancy Act, manufactured homes have to display their CSA/Electrical labels. A manufactured home cannot be sold without the proper certification label.

The problem is that many home owners don't know this and if they renovate their home (which many people do now that manufactured homes are worth over \$100,000.00), they may throw this valuable information out.

Usually, the certification numbers are inside a kitchen cupboard, and since older homes came with old-fashioned dark wood, these are being replaced with newer lighter cupboards. People simply throw out the labels with the door.

In older manufactured homes these labels were often attached on the outside of the home, either at the front or near the entrance door.

Many people either painted or put vinyl siding over this label. Once this has been done and the label is missing, a realtor cannot sell or list a manufactured home for sale until such time recertification happens.

This is a huge surprise to the home owner because than he must hire an electrical contractor to come out and assess the electrical wiring and provide a new label. This can cost upwards of \$1000.00 to do, and that is a problem.

People must be educated about this situation so a problem may be avoided.