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

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OCTOBER 2011

PO Box 22020, PENTICTON, BC, V2A 8L1

**Email: [pdmhoa@pdmhoa.ca](mailto:pdmhoa@pdmhoa.ca) Website: [pdmhoa.ca](http://pdmhoa.ca)**

**GOVERNMENT SET MINIMUM INCREASES FOR RENTS  
THAT TAKE EFFECT IN 2012 ON YOUR ANNIVERSARY DATE  
2.3% INFLATION RATE PLUS  
2% BONUS FOR LANDLORDS  
FOR A TOTAL OF 4.3%**

***THIS INCREASE IS NOT DISPUTABLE  
IN ADDITION TO THE 4.3%***

**THERE CAN BE A PROPORTIONAL AMOUNT FOR INCREASES  
TO GOVERNMENT LEVIES AND UTILITY FEES.**

**(THIS PART IS DISPUTABLE)**

**GOVERNMENT FORMS ARE REQUIRED**

***IF YOU AGREE IN WRITING,***

***YOUR RENT CAN BE INCREASED BY ANY AMOUNT YOU AGREE TO.***

***BE CAREFUL WHAT YOU SIGN***

**ALL RESIDENTS OF MANUFACTURED HOME PARKS  
ARE INVITED TO A FREE GENERAL MEETING**

**Oct. 14<sup>th</sup> . 2011 - AT 1:00 PM IN OKANAGAN FALLS, AT THE LEGION HALL**

**OLIVER PARKS - Green Acres, Tradewinds Estates, Tumbleweed Estates**

**GALLAGHER LAKE PARKS - Cottonwood, Country Pines**

**OKANOGAN FALLS PARKS - Golden Arrow, Peachcliff Estates, Skaha Terrace**

### **CHANGES TO RESIDENTIAL TENANCY BRANCH OFFICE HOURS**

Effective Monday, July 4, 2011 Residential Tenancy Branch office will be open from 9.00am to 4.00pm, Monday to Friday.

Fact sheets, forms and E—Service (for applying for dispute resolution) are always available on the residential Tenancy Branch website - <http://www.rto.gov.bc.ca/> and may be accessed any time day or night. To reach our 24 hour information line call: Vancouver 604-660-1020, Victoria 250-387-1602 Toll-free from anywhere in BC. 1-800-665-8779. All of our offices are closed on government holidays.

### **UPDATED FACT SHEETS, POLICY GUIDELINES AND FORMS**

New material regarding clarifications, corrections and review consideration of decisions. The Residential Tenancy Branch has updated fact sheets, forms and policy guidelines about Clarifications, Corrections and Review Consideration of decisions made through the dispute resolution process. The law has not been changed in these areas — the new material clarifies information that is required for a successful application. <http://www.rto.gov.bc.ca/> We apologize for any inconvenience.

### **SHELTER AID FOR ELDER RENTERS (SAFER)**

Tenants age 60 and over may be eligible for rent subsidies under the BC Housing SAFER program. Low-income families may be eligible for rent subsidies through Rental Assistance Program. Further information is available from: BC Housing at 1-800-257-7756 or [www.bchousing.org](http://www.bchousing.org).

**EDITOR'S NOTES:** With rents increasing yearly and often not by inflation rate plus 2% (over double the federally set rate for the past two years) plus government levy pass throughs, please do not hesitate to apply for the SAFER grant even if it is not very much at this time, next year it will undoubtedly be more especially since our pensions do not increase at the same rate as allowable rent increase.

*This page is taken from the Sept. ACTIVE NEWS published by AMHOA of BC.*

**PENTICTON & DISTRICT MANUFACTURED HOME OWNERS ASSOCIATION**  
**PARKS WE SERVE: IN THESE PARKS THE RESIDENTS HAVE MEMBERSHIPS**

Following is a list of the villages, towns and cities with their parks in alphabetical order.

**Keremeos: PARKS**

Acacia Court  
K Mountain  
Lucky R  
OK  
Riverside Estates

**Okanagan Falls: PARKS**

Golden Arrow (no members yet)  
Peachcliff Estates  
Skaha Terrace (no members yet)

**Olalla: PARKS**

Cherrywood Estates  
Copper Ridge (A brand new park).  
Olalla  
Sagewood  
Stewart's (no members yet)  
Victoria Pines  
Whispering Pines

**Oliver: PARKS**

Cottonwood  
Country Pines  
Green Acres  
Tradewinds Estates  
Tumbleweed Estates

**Osoyoos: PARKS**

Avalon  
Boundary  
Watson

**Penticton: PARKS**

Burnaby Gardens & Dauphin  
Figueira's & Holiday  
Pines Village & Pleasant Valley  
Whitewater

**Princeton: PARKS**

Deblyn  
Lynnwood  
Martin's Lake (no members yet)  
Penryn (no members yet)  
Taylor Mill (no members yet)  
The Pines (no members yet)

**Summerland: PARKS**

Marlyn  
Sherwood Park (no members yet)  
Summerland Beach RV Park  
(no members yet)  
Summokan

**Does Your Park Have A Park Representative to P&DMHOA Or  
Information/Newsletter Deliverer? Why Don't YOU Become A Member  
Of P&DMHOA And Reap All The Benefits Of Membership. Just \$10.00**

## PENTICTON & DISTRICT MANUFACTURED HOME OWNERS ASSOCIATION

**(P&DMHOA) website:** pdmhoa.ca *Please visit the website frequently as it is updated often with valuable information. There are 22 headings e.g. Upcoming Events, MHP Locations, News, Interesting Facts, Resources, Links, et., There is an easy to use, simple to understand Windows Seniors Tutorial Link on the website. Don't have a computer ask, a friend to bring the website up and tour it with you. Thanks To Our Webmaster - Ray Bibby.*

### **SEPTIC SYSTEMS THRIVE ON HUMAN WASTE, BUT SOME THINGS GIVE THEM A STOMACH ACHE.**

#### **Do**

- Use basket strainers in all your sinks to catch hair — a big problem for septic systems and guaranteed to shorten the life of your field!
- Use liquid detergents or concentrated detergents that don't have phosphates in them.
- Use a dry well for back flushing water softeners, instead of into your system.
- Use a lint filter on your washing machine; lint is a major source of solids that clog drain fields, especially from the fibers from synthetic clothing which clog the pores of the soil and do not break down as natural fibers do.

#### **Don't**

- Do not flush facial tissue, paper towels, coffee grounds, tea leaves, fats or grease, cigarette butts, filters, sanitary napkins, newspaper, disposable diapers, -condoms, metal or metal items. All of these items can clog your tank and field.
- Don't use a garburator. It adds solids which can be flushed into your drain field.
- Avoid disinfectants like bleach which kill beneficial bacteria in your tank.

#### **Never**

- Never use caustic toilet bowl cleaners and drain cleaners which are very toxic to the beneficial bacteria in your tank. This results in sewage passing through without proper treatment.
- Never pour chemicals like paint, solvents, thinners, nail polish remover, kerosene, antifreeze, gas, or oil down drains; these can seep into ground water and poison our drinking supply.

**One key to a healthy septic system is to minimize water use** in order to keep solid sludge well settled on the bottom of the tank. Excessive water flowing into the septic tank, from overuse of toilets, laundry, dishwasher, showers, and baths, can cause the sludge to be disturbed and allow the solids to pass out of the tank and into your distribution box. These solids can clog your distribution box, your drain field pipes and even your drain field.

When this happens, the liquid will not properly drain down through the gravel into the soil. The effluent will then be forced upwards without having gone through the second soil 'fiendly bacteria' treatment process, and untreated sewage may appear on the ground's surface. Or, your septic system could back up.

- Use low flush toilets and water saving faucets and shower heads
- Check your plumbing frequently for leaks -- a leaky toilet or dripping tap can double the amount of water discharged in a day.
- Spread your laundry throughout the week.
- Add a weight to your toilet's tank to reduce the water volume. Use a plastic bag filled with water. (Avoid bricks as they can disintegrate and clog your plumbing.)

**\* Products marketed as septic tank "cleaners," "starters," or "enhancers" are unnecessary, expensive, and can potentially shorten the life of your septic field. They do not replace the need for regular pumping. In some areas, they're illegal!**

- The bacteria in human sewage are sufficient to provide septic action, so you do not need a starter. Nor will your solid sewage disappear because of a "miracle product". You do not want your solids to break up; you want them to settle out to the bottom of your tank. This way you are making sure that the effluent leaving your tank into the drain field is as clear as possible. Your solids will accumulate on the bottom of the tank over time, which is why it is important to have your tank pumped out regularly. This is the safest way to have your solid sewage removed.
- Myths about septic systems have encouraged people to put hamburger or a dead chicken into their system to increase the presence of bacteria. Not only does this add to the solid waste in your tank, it is completely unnecessary as your system creates more than enough beneficial bacteria on its own.

#### **EVICTION AND ITS CONSEQUENCES**

An independent study is being done regarding evicted Manufactured Home Owners. We are collecting information regarding the immediate, short term, and long term effects eviction has on Manufactured Home Owners. We are especially interested in those who have been forced into bankruptcy and/or homelessness.

Please contact [jmcaha@gmail.com](mailto:jmcaha@gmail.com) to participate.

THESE TWO ARTICLES ARE FROM THE SEPT. ACTIVE NEWS BY AMHOA OF BC.

**"Morality cannot be legislated but behavior can be regulated.**

**Judicial decrees may not change the heart but they can restrain the heartless." – Martin Luther King.**

**PENTICTON MANUFACTURED HOME OWNERS**  
**YOU ARE WELCOME TO COME OUT TO THE GENERAL MEETING ON**  
**Oct. 14<sup>th</sup>, 2011 - 1:00 PM IN OKANAGAN FALLS, AT THE LEGION HALL**

## **BEAR AWARE TIPS**

Bears need upwards of 15,000 calories a day. Bears are like stomachs with super sensitive noses. They remember where tasty food was and return.

### **Look for these bear attractants on your property:**

**Garbage** - The biggest attractant for bears (also attracts skunks and raccoons) in our communities is garbage. Properly secure your garbage in containers with tight fitting lids and keep it indoors or in a garage or shed until pick-up. Don't put it out before the morning of pick up.

**Compost** - Use finished compost, leaves, grass or wood chips to cover up fruit or other food waste in your composter. **Do not put in anything that would**

**attract pests.** Meat, bones, greasy food, oils, grain products, cooked food scraps, dog or cat feces. Properly care for your compost by turning it regularly and layering it appropriately to reduce odors.

**Fruit trees and Grapes** - Make sure to harvest fruit immediately. Remove all windfall fruit. Don't leave fruit outside on a porch etc.

**Pet food, Bird feeders and Gardens** - Are all attractants for bears. Keep your pet food securely stored indoors. Bring your bird feeders in for the summer, supplementing them with natural flowers and bird baths. If you put bird feeders out April through end of November, they must be up high and bring them in overnight.

**Barbeques** - Everyone loves the smell of a good barbeque, bears included! To keep your barbeques safe, make sure that they are properly cleaned, covered and don't leave utensils out overnight.

## **Deer Tips**

**Fruit trees and Grapes** - Make sure to harvest fruit immediately. Remove all windfall fruit. Don't leave fruit outside on a porch or in a carport etc.

**Bird feeders** - Are all attractants for Deer. If you put bird feeders out **they must be up high and bring them in overnight.** **Some Parks have a rule and do not allow Bird Feeders, April through the end of November.**

**Gardens** - Are a major attraction for Deer. They love to eat a wide variety of trees, shrubs and flowers. Nurseries can advise you of varieties of trees, shrubs and flowers they don't eat and some are a deterrent, as are commercial repellants, and motion-sensing devises. Homemade repellents can also be effective, bars of soap, tin pie plates old CDs hung in branches. Blood meal, hot sauces, human hair work to. The most effective protection is wire fencing and chicken wire around the things the deer love in your garden.

**PENTICTON & DISTRICT MANUFACTURED HOME OWNERS ASSOCIATION**

**GENERAL MEETINGS 2011/2012**

Oct. 14th, 2011	- 1:00PM	OKANAGAN FALLS ,	LEGION HALL
JAN. 27Th, 2012	- 1:00PM	KEREMEOS,	LEGION HALL
MAR. 23, 2012	- 1:00PM	OLIVER,	ALLIANCE CHURCH HALL
<b><u>ANNUAL GENERAL MEETING</u></b>			
MAY 4TH, 2012	- 1:00PM	PENTICTON,	LEGION HALL

**SHORT OVER VIEW** Our beginning: The Penticton & District Manufactured Home Owners Association (P&DMHOA) has been active for a quarter plus of a century. In that short time we have done much for the owner/tenant of the manufactured homes in the parks in our district and it is our intention, with the help of every member, to do much more. We provide education and seminars for executives, park reps and tenants. Establishing fair redevelopment policy for the home owners and continually getting them improved throughout the area we serve. The bulk of our expenditures are for legal and consultant fees incurred in helping our members through the dispute resolution process, primarily, illegal rent increases and evictions, plus hall rental, office expenditures and travel. In addition we donate funds to the AMHOA of BC for their legal fund. **We are a District Association and affiliated with the Active Manufactured Home Owners Association (AMHOA), (website: <http://amhoa.ca/>) which is our Provincial voice to the Government of BC.**

----- CUT OFF AND MAIL IN THE OTHER SIDE THANK YOU -----

**YOUR 2012 NEW MEMBERSHIP & RENEWAL FORM IS ON THE OTHER SIDE**

**To Penticton & District Manufactured Home Owners' Association**

**Our Only Funding Comes From Your Membership Dues.**

***We Greatly Appreciate Your Support***

**ARE YOU A MEMBER OF**

**Penticton & District Manufactured Home Owners' Association**

***IF NOT HOW CAN YOU BE IN THE KNOW OF CHANGES THAT COULD EFFECT YOU? From Changes To the Manufactured Home Park Tenancy Act Of BC. Or Landlords!***

**OVER>>>>**

**PENTICTON & DISTRICT MANUFACTURED HOME OWNERS ASSOCIATION**  
**(PDMHOA) PO BOX 22020, PENTICTON, BC, V2A 8L1**

**Email: pdmhoa@pdmhoa.ca Website: pdmhoa.ca**

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

Penticton, Summerland	Ray	250-487-1225
OK Falls	Bob	250-492-3997
	Sharon	250-493-3230
Oliver, Osoyoos	Hugh	250-498-0145
Keremeos	Glen	250-499-2300

**MEMBERSHIP REMINDER**

*To keep your membership current, dues should be paid before December 31<sup>st</sup>, 2011*

Your membership is important to us. Your volunteer and financial support is the backbone of this association and our only cash flow. Without it we would no longer be able to work for you. Many thanks to all of you who have faithfully renewed your membership over the years or been generous in giving your valuable time and donations to keep your Association operational.

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

For easy reference we suggest you keep this upper page and post it somewhere handy for easy reference for you and your neighbours.

----- CUT OFF AND MAIL IN. THANK YOU -----

**2012 NEW MEMBERSHIP & RENEWAL FORM**

Penticton & District Manufactured Home Owners' Association

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

**Email: pdmhoa@pdmhoa.ca Website: pdmhoa.ca**

NAME \_\_\_\_\_ PARK \_\_\_\_\_ # \_\_\_\_\_  
MAILING ADDRESS \_\_\_\_\_  
CITY \_\_\_\_\_ POSTALCODE \_\_\_\_\_  
PHONE \_\_\_\_\_ EMAIL \_\_\_\_\_

**2012 ANNUAL DUES: \$10.00 per site payable to P&DMHOA**

General donations are greatly appreciative, please make chegues payable to **P&DMHOA**

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