

NEWSLETTER ALLIANCE OF PARK RESIDENTS

Volume Number One...Issue Number One...Date: 07/05/06

Confused as to who is what? You are not the only one who gets organizations confused that deal with residents of mobile/manufactured homes in our state of Florida! The FMO, FMHA, FAIR, HAC and now the APR, the "ALLIANCE OF PARK RESIDENTS," are just some of the acronyms being heard as of late. Each organization seems to have a different philosophy and purpose. One philosophy appears to be using the route of litigation to resolve disputes, another chooses to coordinate efforts with the park owners, and the "Alliance of Park Residents" elects to protect homeowners through legislative changes in state statutes, particularly Statute 723, which governs mobile homeowners who rent/lease the land. A steering committee of several mobile home park HOA presidents, which was given birth by Anthony Pinzone, President of the Bay Indies Homeowners Association in 2005, is supporting and encouraging membership in a new statewide organization called the ALLIANCE of PARK RESIDENTS. The members of this steering committee believe that the legislative direction, both on a State and Local Government level is the best way to ensure our lifestyles.

Your local associations are made up of your neighbors, volunteering their time to organize events and attending meetings that will affect our living styles each and every day. When push becomes a shove, it is the residents of a community who start the ball rolling, allowing for a statewide organization to keep moving that ball up hill. By joining together, we are able to show our elected officials that the ALLIANCE is organized, numerous, involved, and growing rapidly. It is the belief of the members of APR that changes to Chapter 723 are necessary if we are to be assured of continuing the lifestyles we have learned to love. We all know that manufactured homes are our *chosen* way of life, not just a place to live out our retirement years. Our presence reminds elected officials that we are educated voters who are watching how they vote on legislation that will impact our everyday lives.

Objectives of the *Alliance of Park Residents* are as follows:

- To aggressively support and defend all aspects of FS 723 and work for legislative enhancements to protect mobile/manufactured homeowners
- To educate, advise and inform mobile/manufactured homeowners of their rights within the guidelines of FS 723 and other statutes
- To assist parks in the organization of their homeowners associations
- To vote for/support *only* those legislators who are willing to support the ALLIANCE and its goals

While we may sit comfortably in our homes thinking that we are secure and none of the problems others are enduring, such as redevelopment causing eviction, exorbitant insurance rates, unreasonable rent increases, will cause us any concern, we'd better think again! There are over 1 ½ million mobile home residents in Florida, and as a team, not as individual players, together, we can and will make a difference. If you are interested in joining with us, please complete the membership form in this newsletter.

MEMBERSHIP

To garner members, the steering committee decided to give it the approach of contacting mobile home park Home Owners Association (HOA) Presidents to ask for support by initially paying \$1.00 per home site within their parks. Many parks obliged, with the exception of those who have no HOA's, and those HOA's whose membership declined to join as an organization, preferring to join APR on an individual basis. To date our membership includes 4,166 members representing parks from the counties of Manatee, Polk, St. Johns, Sarasota, and Flagler. Through this informational newsletter, we anticipate this number will increase dramatically. The membership fees (dues) in this charter year of \$1.00 per home site, paid through the HOA in a given park will help the grass root efforts. As we grow, the need to support the programs, policies and activities will need the financial support of both categories of memberships, which will require a dues increase.

We are developing presentations to deliver to various parks, answering questions, listing our goals, increasing membership so that we may form Regions or Districts so that each member will have a direct input into policies, Programs, and election of officers and directors of APR that would be needed to protect the lifestyles we have chosen. Hopefully we will develop excellent communications to resolve issues to the benefit of both parties, resident and Park owners.

To become a viable, strong organization, we need our current members to promote the Alliance with their neighbors and friends in their parks. The Officers and Directors of Home Owners Associations need to contact and talk to their counterparts throughout their counties. We ask that a HOA in a county, organize and host an informational meeting, inviting officers and directors of neighboring HOA's. APR Officers/Directors will be available to speak about our goals and programs. A membership application can be found in this newsletter to be duplicated and passed on to potential members, and/or Home Owners Associations.

We look forward to meeting our present members and welcoming new members.

"Hank" Curran, Secretary/Treasurer APR

WEBSITE:

The Alliance of Park Residents has a web site where you can get information about APR and other useful articles. For example, there is a list of the original steering committee with phone numbers and email addresses, a membership form, a Federal Candidate Petition, a Florida legislative mailing list, and a sample letter addressed to Senator Mike Bennett.

The Gardens Home Owners Association (TGHOA) was kind enough to provide APR with temporary space on their website. Any subjects pertaining to APR can be found on TGHOA homepage, in the right hand column. To view this information, simply enter the following on your browser: www.tghoa.org. Left click on the subjects relating to APR, which will then appear on your screen.

William Abraham, Vice President

Officers/Directors:

President: Shirley Perry, Past President Saralake Estates HOA, Sarasota, and Veranda Springs HOA, Parrish, Chair of Veranda Springs HOA Acquisition Committee. 941.776.0287, Sperry1935@aol.com

Vice President: William Abraham, President, The Gardens HOA, Parrish, 941.776.1194 , awabraham@verizon.net

Sec'y/ Treasurer: Henry (Hank) Curran, 2nd Vice President, Bay Indies HOA, Venice 941.484.5213, Hankc84@juno.com

Director: Leonard Jarvis, President, Colonial Manor HOA, Palmetto,941.722.2502, jarvislen@aol.com

Director: Anthony Pinzone, President, Bay Indies HOA, Venice, 941.486.0003, Avplmp@aol.com

Director: (2) Vacancies.(We are accepting resumes; submit to President @9717

Suncrest Street Parrish FL 34219

OFFICIAL MAILING ADDRESS:

Alliance of Park Residents, P.O. Box 631, Venice, FL 34284-0631

2006 LEGISLATIVE WRAP UP:

I wish to start off with a special “thanks” to Travis Moore, professional lobbyist, Representative Nancy Detert, and Senator Mike Fasano. Their dedication and hard work carried us through a very busy legislative session. Travis did a great job staying on top of the legislation, and in keeping us informed at all times.

In their inaugural Legislative Session, the Alliance of Park Residents (APR), along with the continued efforts of other HOA's, successfully represented the unique needs of Florida's mobile/manufactured home residents in an uncompromising, aggressive manner. To quote our lobbyist, Travis Moore, “It was refreshing to finally have an organization on the ground in the state's capitol committed to passionately advocating for residents and getting important stories told.” Fifty-three residents of the Alliance spent a long day traveling to Tallahassee visiting legislators and testifying in a Senate hearing.

The Alliance's number one priority was advocating for changes to FS723 to provide for a more fair and equitable relationship with park owners. Legislation filed by Rep. Nancy Detert and Sen. Mike Fasano would allow for the “right of first refusal” when dealing with both solicited and non-solicited to buy a park, creating a “Binding arbitration” procedure to help better resolve any disputes between residents and owners, and clarifying what is meant by available “affordable housing” when a land-use change is being sought from local government resulting in the elimination of a mobile/manufactured home park. Although the legislation did not pass, the advocacy process has netted gains and momentum, especially in the defeat of a bill sponsored by Sen. Mike Bennett, which was not entirely in the best interest of mobile /manufactured homeowners.

As you can see, the Alliance is and will be busy on a wide range of issues, including controls for Citizen's Insurance, sink hole claims, etc., affordable housing, Florida Hurricane Catastrophe Fund, Hurricane Loss Mitigation. To research the bills expected to come before the legislature, you may access the exact language by going to www.flsenate.gov in your web browser and put any of the following bill numbers in the box provided on the left side of the home page. SB 1980, major property insurance package, HB 1363, affordable housing, HJR 353, Homestead exemption increases, HJR 631, Homestead tax/disabled veterans, HB 047, Hurricane preparedness/sales tax exemptions, HB 541, National Catastrophe insurance.

Anthony Pinzone, Director APR

APR IS CONSIDERING.....

LEGAL REPRESENTATION FOR ALLIANCE OF PARK RESIDENTS

The Board of Directors of APR is considering retaining Ellen Hirsch de Haan, J.D. as an attorney to provide legal services for our Association. As a shareholder with the firm of Becker & Poliakoff, P.A., Ms. de Haan specializes in the practice of Community Association Law, representing condominiums, cooperatives, timeshare and homeowners associations. In the more than 30 years since the firm was founded, they have counseled over 5000 community associations throughout Florida. Ms. De Haan's credentials are extensive, and once the decision is made to retain her services, they will be detailed extensively when she comes to lecture at an APR meeting. We feel very fortunate to be able to choose Attorney de Haan to represent us. Her advice and leadership will help the Alliance of Park Residents become a leading organization representing mobile/manufactured home residents throughout the state of Florida.

Our Association would be serviced using a "team" concept. By retaining the Firm, we would be assigned an "association attorney" responsible for coordinating and counseling on day-to-day operational matters. This firm also has a Civil Litigation section available to us to assist in areas of Association concern, as well as assisting parks with conversion matters.

COMMUNITY ASSOCIATION LEADERSHIP LOBBY (CALL)

What started off as an isolated movement in one portion of the state is growing and more legislators are hearing the plight of APR's compelling story and the plight of Florida's mobile/manufactured home residents. With this growth comes the need to keep up with the fast-paced changes occurring in the state. In order to maximize APR's effectiveness, and get the most out of our limited resources, we are looking at the possibility to become a mobile/manufactured home group under the large umbrella of CALL, the Community Association Leadership Lobby. This large, powerful, statewide organization is a recognized champion of common interest ownership initiatives. They have an extensive state-of-the-art website and other services which APR could access to help lobby on a larger scale. The Call concept is that associations everywhere should participate in a never ending program to "educate" our legislators in the way of life we so enjoy. Members of Call receive periodic newsletters, keeping them informed on new case decisions, legislation and other matters affecting our operations, as well giving APR the benefit of a full time lobbyist. Membership in Call for communities with more than 50 home sites is \$200 annually.

Anthony Pinzone, Director

YOUR HOME MAY BE IN JEOPARDY!

- **Do you live on leased/rental land?**
- **What do you think your mobile/manufactured home is worth\$\$\$?**
- **Who is looking out for your investment in the change of land use controversy?**
- **Are you paying too much for homeowners insurance?**
- **Are you satisfied with the representation you may have received to date?**

Looking for answers?

The Alliance of Park Residents, a newly formed organization is addressing these issues and many more. Will your life “just” happen, or are you willing to “make” it happen? Join the Alliance of Park Residents (APR), a grass roots voice that will represent you. Complete the form below and send it today!

*

**ALLIANCE OF PARK RESIDENTS
P.O. Box 631 Venice, FL 34284-0631**

MEMBERSHIP APPLICATION

Association/Individual Name _____

Total Number of Home Sites _____

Your position _____
(President, Vice President, Secretary, Treasurer, Director, Individual)

Street Address _____

City, State, Zip _____

Phone () _____ **E-mail** _____ **Fax** _____

Membership Fee _____ **Date Paid** _____ **CK#** _____

***HOA - \$1.00 per home site in your park**
***Resident \$1.00 (This is a charter fee. It will increase as budget needs increase. Dues covers the calendar year (1/1-12/31)**

POSTURING YOURSELF AND YOUR PARK WITH LOCAL GOVERNMENTS

Why is it important to posture yourself and your mobile/manufactured home park with you local government?

One very good reason is that your Planning and Zoning Boards and your City and County Councils are wrestling with problems relating to affordable housing. Why don't you convince them that mobile/manufactured homes constitute affordable housing that provides a unique way of life enjoyed by thousands of residents in Florida? The Comprehensive plans currently filed in the State, County and Local governments require attention be given to affordable housing. I CHALLENGE YOU and members of your community to meet with government officials to discuss ways to incorporate the concept of mobile/manufactured home parks as a segment of their Comprehensive Plans. After all, if your park is considered within the Comprehensive Plan as affordable housing, then the sale of the park and removal of the homes won't be so easy as other affordable and comparable homes may not be available within your area.

A second very good reason to posture yourself and your park with your local governments is simply to let the politicians know WHO you are and WHAT you stand for. You represent one of the largest voting blocks in the State, with more than 1 ½ million homes, many of them double occupancy. It is so important to building the relationships necessary for long-term success. Every politician is concerned about votes and the posture behind these votes. As we now enter the election cycle, you need to be involved to cultivate the lasting relationship necessary to properly influence public policy.

Anthony Pinzone, Director

JOIN NOW!!!

APR is the perfect opportunity to have a voice in protecting your lifestyle and your pocket book! Let us unite and let Tallahassee and local governments know that "WE MEAN BUSINESS." We must band together as a "Team" to make those in power know that we are intelligent, caring people who are contributing to the Florida economy, and have been for many years. *I personally recommend we enlist the services of Attorney de Haan and join CALL, to give us every avenue to complete our goals to you.* Give us your support, spread the word that we are an advocacy organization that will do everything possible to carry the torch for each and everyone of you! Feel free to contact me personally with any questions or concerns. Phone 941.776.0287 or Sperry1935@aol.com. Thank you.

Shirley Perry, President , APR

To: HOA Officers/Directors

Please duplicate and distribute this newsletter to your members. Future newsletters will hopefully be funded by sponsors and APR.

**ALLIANCE OF PARK RESIDENTS
C/O Shirley S. Perry, President
9717 Suncrest Street
Parrish FL 34219**

TO: Sponsors

Anyone interested in an advertisement in this newsletter to help defray the cost of printing and mailing, please contact us.