



January 2022

DELAWARE MANUFACTURED HOME OWNERS ASSOCIATION  
(DMHOA)

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

**Contents:**

Message from DMHOA President

**DMHOA**

**DHMOA 2022 Sponsored Bills**

**Upcoming training**

**Veteran Affairs news**

**Fundraisers**

**2022 Meeting schedule:**

- **General Membership**
- **HOA Presidents**

**Volunteers needed**

**Resources**

**Where to go for help**

**Resources for HOA's**

**DMHOA Executive Committee**

**Contact Us:**

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DMHOA

PMB 5,

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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:**

As we begin the 2022 New Year, we need to seek what is best for our families, friends, neighbors and communities that live in manufactured housing on leased land. We need to begin to make a real commitment to protect what we all long for, affordable housing.

Last year we worked on the Housing Justice Platform which is working for home guarantees. Our **COMMITMENT** now is to believe in ourselves and what is right for all residents living in manufactured housing on leased land.

Last year we worked on the five pillars that drive the national platform. Now is the time to commit to those pillars and begin growing and strengthening our communities:

1. First, we must be committed to ourselves and families.
2. Commit to strengthening our communities.
3. Strengthen our commitment for fair laws and lot rent fees.
4. Be committed to go that extra mile not only for ourselves but our communities.
5. Lastly, commit to making 2022 a momentous year by making our legislators know we care about our communities and the rights of all manufactured housing communities in Delaware.

In 2022, we in DMHOA are committed to improving communications to our communities, making improvements to current laws and helping communities come together by forming Homeowners Associations.

DMHOA's major goal this year is to educate everyone so they understand "**your rights**" when your home is on someone else's land. Let's raise every community up to the same level of knowledge. We ask for your help in accomplishing this.

DMHOA is committed to accepting new team members, looking for innovative ideas and using every available tool to make every community stronger, to help them make a commitment that will improve the lives of all their homeowners and stick to it.

So again, let's make 2022, a better and more committed year for manufactured housing.

God Bless,  
Bill Kinnick

## **DMHOA SPONSORED BILLS FOR THE 2022 DELAWARE LEGISLATIVE SESSION:**

**House Bill 127** is in the **House Manufactured Housing Committee**

**HB 127 Synopsis:**

This Act determines when and how a landlord must provide a tenant notice of the use of the tenant's security deposit. This revision clarifies the specification of "such address" to relate back to the "forwarding address". This revision mirrors the revision in the Manufactured Housing Code.

**House Bill 176** is in the **House Manufactured Housing Committee**

**HB 176 Synopsis:**

This Act clarifies the responsibilities of manufactured home community owners and homeowners for maintenance. This Act also makes technical corrections to conform existing law to the standards of the Delaware Legislative Drafting Manual

**House Bill 179** is in the **House Manufactured Housing Committee.**

**HB179 Synopsis:**

This Act revises Chapter 70 of Title 25, which governs manufactured homes on rented lots in manufactured home communities, by revising the eligibility criteria for the lot rental assistance program by expanding the sources of income that qualify a homeowner for the program and making a homeowner eligible after living in the community for 5 years. This Act also creates a new eligibility category for lot rental assistance after rent increases. This Act also makes technical corrections to conform existing law to the standards of the Delaware Legislative Drafting Manual.

**House Bill 180** is in the **House Manufactured Housing Committee.**

**HB180 Synopsis:**

This Act revises Chapter 70 of Title 25, which governs manufactured homes on rented lots in manufactured home communities, by adding disclosure requirements to the right of first offer process when the community owner decides to sell, transfer, or convey all or part of the community.

**The process our proposed legislation needs to follow to become a Bill in Delaware:**

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 (this will be a DMHOA 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 the Senate. If the Bill is passed by both chambers then it is sent to the Governor for signing.

### The Delaware 151<sup>st</sup> Legislative Assembly is only 6 months long, beginning Jan – June 2022:

- Legislators meet a total of **71** days at Legislative Hall for work on legislation. This is on Tuesdays, Wednesdays, and Thursdays.
- **26** of these 71 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 **45** of these 71 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 agenda!**

### Your role in helping DMHOA pass laws to protect all of us:

When one of our DMHOA sponsored Bills is coming before a Committee for a vote in either the House or Senate we will email each of you asking that you email or call each member of the Committee asking them to Vote YES on our Bill.

- Please share this email with everyone you know and ask them to email Committee members requesting their support for our Bill.
- Quantity is key – we want to overwhelm the legislators with requests from homeowners asking for support.

### A DMHOA sponsored Bill coming before the full House of Representatives or Senate demands our ultimate attention.

- We will send out an email asking everyone to come to Legislative Hall wearing a red shirt to talk to the Legislators and be there for the vote.
- Numbers matter! The more homeowners legislators see the more likely they are to remember and support us.

**Remember.** From the Legislators perspective, they are looking to be reelected in 2022 and are counting voters.

**Reality:** In respect to the **number** of votes for a legislator, there are more home owners than land owners.

- If we show legislators how many of us take these issues seriously by showing up at their workplace and asking them to vote YES with us, we have a better chance of getting their support.



## DMHOA'S UPCOMING TRAINING

DMHOA's Training Sessions teach homeowners what they need to know to protect themselves and their homes.

**Know Your Rights Training:** Explains homeowners rights on leased land, agencies that support homeowners, Title 25 Chapter 70 - the Landlord Tenant Code in Delaware, ins and outs of arbitration, how DMHOA gets laws passed, assistance in forming and managing an HOA and other vital information to help you.

**Dates:** May 7<sup>th</sup> and August 14<sup>th</sup>

**Time:** 9:30 am doors open – 3:00 pm

**Location:** United Methodist Church

**Address:** 32051 Long Neck Rd, Long Neck DE 19966

**Registration:** Must register on DMHOA website: [www.dmhoa.org](http://www.dmhoa.org)

**Refreshments:** Coffee and water provided. Bring snacks with you.

**Questions:** Email: [williamkinnick@verizon.net](mailto:williamkinnick@verizon.net)

**Knowledge is POWER.** DMHOA provides **KNOWLEDGE**, giving you **POWER**. Don't miss this opportunity to learn your rights about how to best protect your home.

## **DMHOA VETERAN AFFAIRS NEWS:**

House Bill 214 with House Amendment1 has been signed into law. Beginning in 2022, qualified persons may be eligible for a tax credit against 100% of non-vocational school district property tax.

- Qualified Persons must receive 100% disability compensation due to service-connected, permanent and total disability based on individual unemployability or a 100% disability rating from the U.S. Department of Veteran Affairs (USVDA) and
- This credit may only be used against property taxes assessed on a primary residence.
- Have held legal domicile in Delaware for the past 3 years.
- Individuals may not claim both the Disabled Veterans School Tax Credit and the Senior School Property Tax Credit.
- **Applications for the upcoming tax year are due April 30th.**

For more information go to: <https://finance.delaware.gov/disabled-veterans/>

## **DMHOA FUNDRAISERS:**

**April 3<sup>rd</sup> DMHOA fundraising meal-** Join us for a Ham dinner - **your cost of the meal will be going to help DMHOA accomplish our mission.**

**Date / Day:** April 3<sup>rd</sup> / Sunday

**Time:** 4-6:00 pm

**Cost:** \$10.00

**Location:** Bingo Hall American Legion Post 28 dining hall

**More information to follow as we get closer to the event**

**Need volunteers to help DMHOA with Do More Delaware 24 Fundraiser:**

- Event takes place March 3-4, 2022 - all fundraising is done online for 24 hours.
- **Looking for minimum of 1 person per community to help us with this.**
- This is our most successful fundraiser – help us exceed our goal!
- Contact Bill Kinnick at: [williamkinnick@verizon.net](mailto:williamkinnick@verizon.net) if you are interested.

**Amazon Smile is a way customers can support DMHOA every time they shop with Amazon, at no additional cost to you.**

- Customers who shop at [smile.amazon.com](http://smile.amazon.com) will find the same Amazon they know and love, with the added bonus that AmazonSmile will donate a portion of the eligible purchase price to DMHOA and does not affect your Amazon Prime credit card rewards.

How to use AmazonSmile on a web browser:

1. Visit [smile.amazon.com](http://smile.amazon.com)
2. Sign in with the same account you use for Amazon.com
3. Select your charity: [Delaware Manufactured Homeowners Association](http://Delaware Manufactured Homeowners Association) or just go straight to: [smile.amazon.com/ch/34-1975388](http://smile.amazon.com/ch/34-1975388)
4. Start shopping! Log into [smile.amazon.com](http://smile.amazon.com) to generate donations

Tip: Add a bookmark to make it easier to shop at [smile.amazon.com](http://smile.amazon.com)

How to use AmazonSmile using the Amazon app on your mobile phone:

1. Open the Amazon Shopping app
2. Navigate to the main menu (=)
3. Tap on Settings and then select "AmazonSmile"
4. Select **Delaware Manufactured Homeowners Association** or just go straight to: [smile.amazon.com/ch/34-1975388](https://smile.amazon.com/ch/34-1975388) and then follow the on-screen instructions to turn **ON** AmazonSmile in the mobile app
5. Once AmazonSmile has been activated in your app, future eligible app purchases will generate a donation to DMHOA.

Note: The tablet app is not yet supported.

Please visit: [smile.amazon.com/onthego](https://smile.amazon.com/onthego) to learn more.

## **DMHOA's 2022 GENERAL MEMBERSHIP AND HOA PRESIDENT MEETINGS. BOTH NOW IN PERSON AND ON ZOOM**

**HOA Presidents meetings** – These will take place 30 minutes prior to every general membership meeting. **Meetings start at 6:00 pm promptly.**

Our general membership meetings are 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 DMHOA President goes over old business since the last meeting and discusses new issues. The meeting is then open for questions from attendees.

**Dates:** Jan 24<sup>th</sup>, Feb 28<sup>th</sup>, Mar 28<sup>th</sup>, Apr 25<sup>th</sup>, May 23<sup>rd</sup>, Jun 27<sup>th</sup>, Jul 25<sup>th</sup>, Aug 22<sup>nd</sup>, Sep 26<sup>th</sup>, Oct 24<sup>th</sup>, Nov 21<sup>st</sup>, Dec 19<sup>th</sup>

**Time:** Starts promptly at 6:30 pm

**Location:** Angola Beach and Estates Clubhouse, 22971 Suburban Blvd, Lewes DE 19958

**Zoom info to be provided in January DMHOA meeting reminder email.**

## **VOLUNTEER - DMHOA NEEDS YOUR HELP**

### **Why I volunteered to join the DMHOA Executive Committee:**

*When I became aware of the axe that landowners had over our necks and they had used the existing law to take from residents who were just looking to enjoy their golden years in peace and security. I knew I had to step up and join an organization that has continually fought for our protection and security. – Connie Kinnick*



*I began my journey with DMHOA after my wife and I attended our first HOA meeting at which Bill Kinnick was a guest speaker. At the end of the meeting I told my wife I couldn't leave without asking Bill if there was any way I could help. He shook my hand and said, "I could use a VP" There are days of frustration, not many, and days of great accomplishments. But in the end the feeling you get from helping people is reward enough. – Henry Clum*

*In 2004 my wife and I moved to Bay City to enjoy our retirement. The rent was \$4434.56 for the year. In 2005 it went up to \$4611.94, a reasonable increase. In 2006 the rent went up to \$6000.00 an increase of 30+ %. I needed to find out if that was legal and if yes could they do a 30% increase again. DMHOA had the answer. - Ron Amadio*

**Does this sound like you? If so then join us. We urgently need to fill the following positions:**

- DMHOA Secretary – **Emergency fill needed**
- County Representatives - Several for each County
- Director of News Media
- Additional fundraising help
- 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

**Join us. We are stronger when we all work together to help each other:**

**Interested in volunteering?**

Complete the "CONTACT US" form on the DMHOA website: <https://dmhoa.org/contact-us>

## **WHERE TO GO FOR HELP**

### **Delaware Hotline:**

A free, confidential, centralized resource that connects people with the support they need, this includes:

- Emergency food assistance
- Shelters – transitional and emergency
- Child nutrition sites
- Utility Assistance
- Crisis services
- Legal help
  - **Call:** 2-1-1 or 1-800-560-3372
  - **Text:** text your zip code to 899-211
  - **Website:** [www.delaware211.org](http://www.delaware211.org)

### **Addiction / substance abuse for help for individuals, families and children:**

- **Call:** 1-855-378-4373
- **Text:** 55753
- **Website:** <https://drugfree.org/delaware>

**27 / 7 HOTLINE:** 1-833-9-HOPEDE

### **Veterans:**

The American Legion service officers are specifically trained to provide free assistance to veterans and their families. This 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.
  - He serves all of Delaware.
- **Call:** 302-933-7255
- **Email:** [joseph.Houghton@VA.gov](mailto:joseph.Houghton@VA.gov)

### Online applications to apply for health and social service benefits:

ASSIST is a free online application program where you apply for any of the following programs:

- **Long Term Care Medicaid Programs**
- **Medicaid Assistance**
- **Food Supplement Program** - This is the Electronic Benefits Transfer (EBT) card. The food recipient uses this card at local grocery stores to access his/her food benefit.
- **Cash Assistance** - Provides monthly payments to qualified households
- **Child Care Services** - Provides assistance for both finding and paying for this help
- **Free school lunches for children**
- **Food Banks**
- **Medicare Programs**
- **Healthy Children Program** – Provides high quality medical insurance for children under 19

For more information go to: <https://assist.dhss.delaware.gov/>

### Heat for your home:

The Low-Income Home Energy Assistance Program (LIHEAP) helps people with low incomes pay their energy bills. This covers the expense for: electricity, natural gas, kerosene, propane, coal, wood.

- **Contact Catholic Charities** to find out where and how to apply:
  - **Kent County:** 302-674-1782
  - **New Castle County:** 302-654-9295
  - **Sussex County:** 302-856-6310

### Home repairs:

The Statewide Emergency Repair Program (SERP) helps low income homeowners with emergency repairs. Administered by the Milford Housing development Corporation on behalf of the Delaware State Housing Authority (DSHA) this program covers:

- Heating system repairs
- Non-functional plumbing
- Hazardous electrical repairs
- Roof repair or replacement for active leaks
- Major structural repairs
- Urgent accessibility modifications
  - **Call 844-413-0038** to see if you qualify for the above programs.

### Additional help with major home repairs:

Other Government agencies have rehabilitation or repair assistance available. Contact these agencies for details and questions:

- **City of Wilmington:** 302-576-3000
  - **Website:** <https://www.wilmingtonde.gov/government/city-departments/real-estate-and-housing/resources-for-homeowners>
- **New Castle County:** 302-395-5600
  - **Website:** <https://www.nccde.org/1269/Home-Repair-Programs>
- **Kent County:** 302-744-2480
  - **Website:** <https://www.co.kent.de.us/planning-dept/community-development.aspx>
- **Sussex County:**
  1. Phone: 302-855-7777 **Website:** <https://sussexcountyde.gov/community-development-housing>
  2. **Sussex County Habitat for Humanity**
    - a. Neighborhood Revitalization Manager, Michael D'Ovidio
    - b. Phone: 302-855-1153 extension: 208

### **The Replace, Repair Heaters & Conserve Energy (RRHACE) Program:**

A statewide program available to help eligible low-income home owners repair or replace furnaces, boilers and other direct heating components necessary to keep the home's primary heating source functional.

**Contact** First State Community Action Agency:

- **Call:** 302-856-7761
- **Website:** <https://www.firststatecaa.org/>

### **Weatherization Assistance Program:**

Program participation requires some investment of time on multiple days by the homeowner, and someone 18 or over must be present when contractors are in the home. Homeowners at 200% of federal poverty guidelines, can apply.

**Contact** Catholic Charities

- **New Castle County:** 302-654-9295
- **Kent County:** 302-674-1782
- **Sussex County:** 302-856-6310

### **New energy efficient refrigerator for \$50.00:**

Qualifying Delmarva Power homeowners and renters can receive a new energy-efficient refrigerator for \$50. This statewide collaboration between Habitat for Humanity and Lowes will replace a total of 450 inefficient refrigerators with ENERGY STAR® models.

- **For more information and application click on:**  
<https://www.habitatncc.org/restore/refrigerator-replacement-program/>

### **Problem, question or issue about living in manufactured housing on leased land.**

DMHOA 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)
- **Call:** 302-945-2122

## **RESOURCES 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.



## DMHOA will come to YOUR community to teach your homeowners their rights:

**Knowledge is POWER.** DMHOA provides **KNOWLEDGE**, giving you **POWER**.

- Get your community on the DMHOA training schedule calendar now.
- Contact Bill Kinnick at: **williamkinnick@verizon.net** to make this happen for your community.

## 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**.

## DMHOA EXECUTIVE COMMITTEE

Name	Voting Y/N	E-Mail	POSITION
William Kinnick	Y	williamkinnick@verizon.net	President
Henry "Rick" Clum	Y	henry.clum65@gmail.com	Vice-President
Lillian Reynolds	Y	lilliantreynolds@verizon.net	Advisor
Tom Simonelli	Y	tom@neweramgt.com	Treasurer
VACANT	Y		Secretary
Ron Amadio	Y	umpron@verizon.net	Director of Fund Raising
Vinny Rice	Y	Patnvin@gmail.com	Director of Grants
Joyce O'Neal	Y	joneal@pa.net	Director of News Media
Jerry Brainard	Y	jerry-tennis@comcast.net	Director Social Media
VACANT	Y		Director Legislation Information
VACANT	Y		Director of Membership
Beth McGinn	Y	beth1011@msn.com	Director of Veteran Activities
Richard Hrycyshyn	Y	rhrycyshyn@gmail.com	DEMhRA Representative
Mike Gray	Y	mwgray55@gmail.com	Special Assistant
VACANT	Y		Kent County Representative
VACANT	Y		New Castle County Representative
VACANT	Y		Western Sussex County Representative

**10**

VACANT	Y		Eastern Sussex County Representative
VACANT	N		Advisory Council
Jerry Brainard		Jerry-tennis@comcast.net	Chairperson By-Laws
Vacant			Chairperson Nominating/Elections
Michelle Gallagher	N		Advisor M&T Bank