



September 2021

DELAWARE MANUFACTURED HOME OWNERS ASSOCIATION  
(DMHOA)

## *The M. A. D. Newsletter*

*(Make A Difference)*

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### Contact Us:

#### **Mailing Address:**

DMHOA

PMB 5,

24832 John J. Williams Hwy

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:**

DMHOA worked hard to move our Legislative bills thru the Delaware Congress this year, however we did not achieve all that we desired. COVID certainly played a part in slowing down the legislative process. The results of our efforts can be seen on page 2 of this Newsletter. I encourage you to check it out. I want to personally thank all of you who wrote emails or made calls to our legislators urging them to vote YES on these bills -your support made a difference!

The Delaware 151<sup>st</sup> Legislative Assembly will start again in January of 2022 ending in June 2022. Our plan is to push hard to get our bills passed at this time. I thank you in advance for your help when the time comes. These bills will help each one of us so let's seek that which is best for our families, friends, and neighbors who live in manufactured housing on leased land. Let us come together as a cohesive community to protect our rights and attain affordable housing.

We have started hosting our monthly General Membership meetings in person once again. The schedule for the rest of 2021 is listed on page 5. We hope to see you there.

#### **Our major goals for the rest of the year:**

##### **1. Educate homeowners to better understand their rights.**

We ask for your help in getting this essential information to all communities on leased land. Our upcoming training schedule is provided on page 4. We encourage you to take advantage of this opportunity to learn how to best protect your home since it sits on someone else's land.

##### **2. Help communities come together with new Homeowners Associations for the protection of the homeowners.**

DMHOA is here to help everyone living on leased land.

God Bless,  
Bill Kinnick

## STATUS OF DMHOA SPONSORED BILLS AT THE END OF THE JUNE 2021 DELAWARE LEGISLATIVE SESSION:

**House Bill 5, with House Amendment:** Passed the Senate and is awaiting the Governor's signature.

- This is good news for all of us living in manufactured housing on leased land as it allows us representation at Final Rent Justification Meetings.

**Vote Breakout:**

- HOUSE VOTE: Only one Representative voted NO (Rep. Collins from Millsboro).
- SENATE VOTE: Senator Bonini voted NO (represents Magnolia in Kent County); Senator Hocker did not vote (represents the Bethany area); and Senator Sturgeon was absent (represents West Brandywine Hundred, Greenville, Centerville, Hockessin in New Castle County).

**Senate Substitute 1 for Senate Bill 132.** Senator Townsend, Chair of the Senate Housing Committee did not even put this Bill up for a vote to the Housing Committee.

- This is the most effective Bill which would eliminate many of the inequities in the Code 25, Chapter 70 law.

**House Bill 180** - Senator Townsend, Chair of the Senate Housing Committee wanted to add amendments to this Bill that DMHOA did NOT agree with or support. Therefore, this Bill did not come up for a vote. DMHOA will push for this again in 2022 Legislative session.

**House Bill 179** - Representative John Kowalko, Chair of the House Manufactured Housing Committee knew there was not enough votes on the Committee to pass this Bill, so it was not brought up for a vote. DMHOA will push for this again in the 2022 Legislative session.

**House Bill 127** - Representative John Kowalko, Chair of the House Manufactured Housing Committee knew there was not enough votes on the Committee to pass this Bill, so it was not brought up for a vote. DMHOA will push for this again in the 2022 Legislative session.

**House Bill 176** - Senator Townsend, Chair of the Senate Housing Committee wanted to add amendments to this Bill that DMHOA did NOT agree with or support. Therefore, this Bill did not come up for a vote. DMHOA will push for this again in 2022 Legislative session.

## WHAT IF YOUR ELECTED LOCAL TOWN COUNCIL, COUNTY COUNCIL OR STATE LEGISLATORS CONSISTED OF A MAJORITY OF LEASED LAND HOMEOWNERS?

- Tired of waiting for politicians to do something to help you?
- In July 2021 the Delaware State News reported that **ONLY** 39 people voted in the Millsboro Town Council election. There was 1 candidate with no opposition.
- Do you think you can get 50 or 70 of your neighbors to come out to vote for you?
- There are elections in 2022 and 2023
- Be the change you want to see!

## **The Honorable Thing: Run for Elective Office**

by the Honorable Fred Neil, Dover City Council

The Honorable President of the United States, Joe Biden said recently, "Capitalism without competition isn't capitalism." When you buy a home on Leased Land you are no longer in the "Free Market" and only the laws of the State can protect you from being taken advantage of by the owners of the Parking Lot your home sits on. Therefore, it is necessary to have elected officials to pass laws that will provide you with real protection.

Look at the State legislators who vote against removing the inequities in Code 25, Chapter 70, the Manufactured Housing law that favors the landlords over us tenant home owners. Match those names who vote against the minimum wage increase, and those who have received the most campaign cash from the leased land landlords, with rare exception, you will see the same names.

There is the old adage if you can't beat them join them. Some of our people tried and lost. While the results were bad, getting the message to the public of the unethical treatment of tenant home owners was good. I am proof, with the votes from your community, you can win an Office,

Many politicians would have made great Radio Disk Jockeys because of how they spin their voting record. The record is bad for Delaware as each year a huge amount of money flows out of the State economy in the form of excessive rent increases. That cheats every Delaware citizen.

This is what the gobble-dy-gook of "The Honorable" is all about, it's not about the character of the elected individual, which, as history shows, is a mixed bag at best. It is about you being elected by a majority of voters for a given elective office, no matter at what level of government. Town Council, School Board, or even Dog Catcher, thanks to our British Heritage. rates "The Honorable" in front of our names, if elected.

When advocating or appealing to State Legislators, you are doing so as a representative chosen in an open election by a group of people. You officially represent a group of voters. As an elected official, your words carry a meaning beyond just being an advocate. It may help the undecided to decide for justice and ignore the donated stash of campaign cash.

Think small, not big. You do not need to run for County Council or State Legislature. That costs money to advertise. You can, of course, create publicity to educate voters, a subject for a different article. You can win a municipal election if the home owners in your leased land community will vote for you.

Speaker of the House Pete Schwartzkopf, a strong protector of leased land home owners, has consistently told us, if we vote we have the power over our destiny. Not enough of us vote. After City Councilman Sean Lynn won election to the House of Representatives in 2014, I was very concerned about who would protect my Wild Meadows community as he had.

I was surprised when my elected friends suggested I do so even though I was 80. My neighbors' votes alone put in office in 2015. Counted with other votes, I won with a 70% margin. Two years later I won by a 2 to 1 margin thanks to my community neighbors only; 83% at age 82 when all the votes were counted. Since I don't solicit or accept campaign contributions, I paid \$844 for Signs and Newspaper Ads for my 1st run and \$475 for Ads in the 2017 election. In 2021, I had no opposition.

We humans are more prone to complain bitterly than do something about it. Regardless of your National political affiliation, run for office and do something about it!

**Fred would be happy to talk with anyone who wishes to run for office.**

*Fred Neil, has been a member of DMHOA since 2003. He served as President of the Wild Meadows Home Owners Association and as Public Affairs Officer for DMHOA from 2004 until he was elected to the Dover City Council in 2015.*



## 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 thru the Delaware legislature, assistance in forming and managing an HOA and other vital information to help you.

**Date:** October 2, 2021

**Time:** 9 am - 3 pm

**Location:** Barclay Farms Clubhouse

**Address:** 1 Paynters Way, Camden, DE 19934

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

**Refreshments:** Morning snacks with coffee and water will be provided. Bring lunch with you.

**Questions:** Contact Connie Kinnick at **443-336-2559** or email: [conniekinnick@verizon.net](mailto:conniekinnick@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.

## WHAT IS THE DELAWARE MANUFACTURED HOME RELOCATION AUTHORITY, OR DEMHRA?

By Rich Hrycyszyn, DEMHRA representative for DMHOA

The Delaware Manufactured Home Relocation Authority was established by the Delaware Legislature. The primary purpose of the Authority is;

- to provide financial assistance to manufactured home owners where the community owner changes the use of the land or converts the manufactured home community to a condominium or cooperative community;
- to provide financial assistance to manufactured home community owners for the removal and/or disposal of non-relocatable or abandoned manufactured homes;
- to appoint an attorney to serve as an arbitrator for rent increase dispute resolution;
- to notify tenants of their right of first offer (ROFO) before the sale of a manufactured home community.
- and to make sure landowners are current with their assessments, and if not, pursue appropriate legal actions to collect those assessments.

The Delaware Manufactured Home Relocation Authority, or DEMHRA, is administered by a non-compensated board of directors made up of five voting members. One member represents manufactured home homeowners; one member represents the manufactured home landowners in this State; one member is appointed by the Governor from the public-at-large; one member appointed by the Speaker of the House of Representatives; and one member is appointed by the President Pro Tempore of the Senate. One nonvoting member is also appointed by the Attorney General, as a representative of the Consumer Protection Unit of the Justice Department.

One of the Authority's functions is to administer the Trust Fund. Currently each landowner pays an assessment of \$2.00 per lot per month and the homeowners pay an assessment of \$2.50 a month, which is added to the lot rent collected by the landowner. The landowner is required to pay these assessments to the State of Delaware on a quarterly basis. \$4.00 of these assessments goes directly into the Trust Fund. The Trust Fund is used by DEMHRA to perform their directive. The remaining 0.50 goes into the Attorney Fund, which is available to the homeowner if legal assistance is required.

Additional information can be found at: <https://demhra.delaware.gov/>

## DMHOA FUNDRAISERS:

A night out for 2 lucky folks on December 4<sup>th</sup>, 2021. Enjoy the play **Scrooge** at Clear Space Theatre Company and receive a \$100 gift card to Fins Fish House and Raw Bar to use at any time.

- **Raffle tickets:** \$ 5.00 each or 3 for \$10.00
- **Tickets available now** and at the DMHOA meeting
- **Last date to purchase tickets:** October 8th, 2021
- **Drawing:** October 15, 2021

**HOA Officers:** We are asking each HOA to commit to selling at least 21 tickets. Please print the flyer and post on your community bulletin board. Call Ron Amadio: **302-258-3067** and he will arrange to get the tickets to you.

### Amazon.com:

DMHOA will receive \$0.5% of your sales through **Smile.Amazon.com** just pick DMHOA as your charity. Go to:

<https://smile.amazon.com/ch/34-1975388>

Questions contact Ron Amadio: **Email:** [umpron@verizon.net](mailto:umpron@verizon.net) **Call:** 302-258-3067

## DMHOA 2021 GENERAL MEMBERSHIP MEETING SCHEDULE

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 President goes over old business since the last meeting and discusses new issues. The meeting is then open for questions from attendees.

**Dates:** Sep 27, Oct 25, Nov 22, Dec 20

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

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

**Refreshments:** Light refreshments are usually served.

## VOLUNTEER - DMHOA NEEDS YOUR HELP

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

Help us to help you – Please volunteer.

Help us create the environment we all want to live in. We can't do it without you.



**Needed positions:**

- DMHOA Secretary
- DMHOA Spanish translator
- County Representatives - Several for each County
- 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

**Interested in volunteering?**

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

**RESOURCES AVAILABLE FOR HOA'S****Suggestions for DMHOA website?**

DMHOA has just recently redone our website. We invite your suggestions on how we can better support you. Contact Jerry Brainard: [jerry-tennis@comcast.net](mailto:jerry-tennis@comcast.net)

**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.

**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**.

## RESOURCES AVAILABLE FOR INDIVIDUALS

### Delaware hotline:

Delaware 2-1-1 is the state's referral hotline - One central resource for access to the health and human service organizations providing:

- Emergency food assistance during the current public health crisis (or anytime), they can provide you with contact information for food pantries.
- Emergency / Transitional Shelters
- Child Nutrition Sites
- Utility Assistance
- Crisis Services
- Legal help
- Other human service providers.

**Call:** 2-1-1 or 1-800-560-3372

**Text:** Text your zip code to 898-211

**Website:** [www.delaware211.org](http://www.delaware211.org) sign up for updates to come to your inbox

### Veteran resources:

Home of the Brave Mobile Outreach Services:

Home of the Brave plans to deliver one-on-one outreach to veterans who lack mobile access to goods and services available while being a visible sign of full-service veterans organizations.

**Date:** October 1, 2021 – in conjunction with American Legion Service Officer visit

**Time:** 10-2:00 pm

**Location:** American Legion Post 28

**Address:** 31768 Legion Rd Millsboro DE 19966 (Route 24)

**For more information contact:** Jessica Finan (Executive Director) **302-424-1681**

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

#### Contact DMHOA!

DMHOA is here to help all residents living in manufactured housing on leased land. We 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) or call: **302-945-2122**.

## DMHOA EXECUTIVE COMMITTEE

Name	Voting Y/N	E-Mail	POSITION
William Kinnick	Y	<a href="mailto:williamkinnick@verizon.net">williamkinnick@verizon.net</a>	President
Henry "Rick" Clum	Y	<a href="mailto:henry.clum65@gmail.com">henry.clum65@gmail.com</a>	Vice-President
Lillian Reynolds	Y	<a href="mailto:lillianreynolds@verizon.net">lillianreynolds@verizon.net</a>	Advisor
Tom Simonelli	Y	<a href="mailto:tomsimonelli@gmail.com">tomsimonelli@gmail.com</a>	Treasurer
Connie Kinnick	Y	<a href="mailto:conniekinnick@verizon.net">conniekinnick@verizon.net</a>	Secretary
Ron Amadio	Y	<a href="mailto:umpron@verizon.net">umpron@verizon.net</a>	Director of Fund Raising
Vinny Rice	Y	<a href="mailto:Patnvin@gmail.com">Patnvin@gmail.com</a>	Director of Grants
Joyce O'Neal	Y	<a href="mailto:joneal@pa.net">joneal@pa.net</a>	Director of News Media
Jerry Brainard	Y	<a href="mailto:jerry-tennis@comcast.net">jerry-tennis@comcast.net</a>	Director Social Media
VACANT	Y		Director Legislation Information
VACANT	Y		Director of Membership
Beth McGinn	Y	<a href="mailto:beth1011@msn.com">beth1011@msn.com</a>	Director of Veteran Activities
Richard Hrycyshyn	Y	<a href="mailto:rhrycyshyn@gmail.com">rhrycyshyn@gmail.com</a>	DEMhRA Representative
Mike Gray	Y	<a href="mailto:mwgray55@gmail.com">mwgray55@gmail.com</a>	Special Assistant
VACANT	Y		Kent County Representative
VACANT	Y		New Castle County Representative
VACANT	Y		Western Sussex County Representative
VACANT	Y		Eastern Sussex County Representative
VACANT	N		Advisory Council
Jerry Brainard		<a href="mailto:Jerry-tennis@comcast.net">Jerry-tennis@comcast.net</a>	Chairperson By-Laws
Vacant			Chairperson Nominating/Elections
Michelle Gallagher	N		Advisor M&T Bank