



MHOA-NJ Reports to You

Message from our President

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Happy Holidays MHOA-NJ Members!

I am looking forward to the opportunities and challenges of the New Year. We've successfully completed goals established last January and expect we will improve throughout the upcoming year.

One significant achievement is MHOA-NJ will be part of the "Go Green" initiative by conducting monthly meetings remotely, maintaining an internet website, and emailing summaries of

monthly business reports and events. In order to keep you up to date with MHOA-NJ, we need your current information.

Please log on to our website – MHOANJ.ORG and click on Membership and select an option. You can download, print, and mail the form, OR complete the online form and use [PayPal](https://www.paypal.com) as a payment option. Members who have paid renewal fees or joined during the past year: email contact@mhoanj.org and include your phone number and Community's name.

On behalf of the MHOA-NJ Executive Board- Have a Prosperous and Happy New Year!

Dave Kruczek
President
MHOA-NJ



Get to know MHOA-NJ:

- Founded in 1959.
- Represents the interests of manufactured homeowners.
- Membership fees are \$12.00 dollars a year.
- Gets results.

Message from the Executive Director

Now more than ever, the topic of lot rent increases is on manufactured homeowners' minds. The inflation rate is higher than it has been in 50 years, which leads to higher rent increases. Many manufactured home parks base their yearly rent increases on CPI – the consumer price index. While the final number has not been released yet for 2022, all indications point to a rise between 5 and 6 percent. The CPI number will lead to the most significant

rent increase many of our members have ever seen.

What can protect manufactured homeowners from significant rent increases in the time of high inflation? The answer is a well-crafted rent control ordinance. For example, municipalities like Jackson Township limit the increase to no more than 4.25% in one year. In 2022, MHOA-NJ will continue working on getting rent control that protects manufactured

homeowners in municipalities with no reasonable protections.

Joseph Sullivan
Executive Director
MHOA-NJ



Does It Matter That Many MHOA-NJ Members Aren't Online?

Yes, it does. Older adults are the largest group in the United States without meaningful connection to the internet — leading to lack of access to public health information, diminished social support, and high rates of social isolation. Our society increasingly assumes that everyone uses the internet. It is true that seniors are catching up, but more than a third (35%) of people over 75 do not use the Internet and are in danger of falling by the wayside. (*Researched by Business Administration Information*)

Many seniors choose not to get online even when presented with affordable options because they do not see or understand the value or are intimidated by the perceived complexity of

getting online. Many of our chapters are deciding to go green with their newsletters and most of their communications. There remains the challenge...what to do about members who are not online?

Many seniors have physical conditions or health issues that make it difficult to use new technologies. These nonusers of an internet connection are divided on the question of whether that lack of access hurts them or not. Those who would take on the adventure say they need assistance when it comes to using new digital devices.

MHOA-NJ will be working on marketing and publicity efforts that will help shift mindset for a diverse array of offline seniors who live in manufactured homes.

You can help...perhaps unlinked members can maintain an affiliation with your group via their phone or "snail" mail and their reluctance to the Internet be explored. Their Internet access can be generated through Mobile phones, tablets, and even wristwatches. So, make those calls, send those notes, and help our neighbors to join the green team.

*Joyce Dul
Secretary
MHOA-NJ*



"New Jersey has 565 municipalities taking five forms: borough, city, town, township, village. Ultimately, we would like to see a statewide rent control/leveling law. This is our definitive goal."

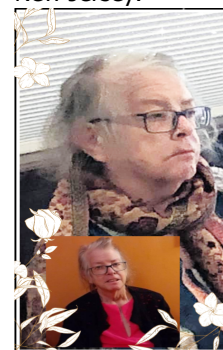
Lori Dibble Memorial Outreach Project

MHOA-NJ is honored to receive a grant from The Edna Wardlaw Charitable Trust to continue the work of Lori Dibble. Through this grant MHOA-NJ will reach out to communities that have no rent control ordinances, or ordinances that are not best protecting the residents of

manufactured housing. The goal is to organize municipal alliances in these communities.

With the support of The Edna Wardlaw Charitable Trust MHOA-NJ will honor the memory of Lori Dibble by doing what she always did best, better the lives of manufactured

homeowners throughout New Jersey.



Future of the Newsletter

With the increasing cost of printing and mailing newsletters, MHOA-NJ will no longer mail courtesy newsletters to non-dues paying members after this newsletter. We also encourage members to send us their e-mail addresses so that we may begin delivering our newsletters and information directly to your inbox. The pdf version of our newsletter has many

advantages over the print version. It's in color instead of black and white, has clickable links that take you directly to the web resources mentioned in articles, can be adjusted to be made bigger and easier to read, and saves trees and the environment.

In the future, there will be exclusive newsletters that will be pdf alone, increasing the number of newsletters

sent to our membership. Our e-mail news blasts distributed by our Secretary Joyce Dul bring essential information immediately to you. Our website has resources that help manufactured homeowners know and protect their rights. MHOA-NJ is striving to make interacting with us as convenient as possible.



MHOA-NJ Executive Board Election

The formal MHOA-NJ Board Meeting held at the Annual Meeting of the membership was called to order at 6:06 P.M. on October 17th, 2021.

Joseph Sullivan, the Nominating Officer,

introduced the candidates running for the executive positions of President: David Kruczek, Vice-President: Rick Edelman, Secretary: Joyce Dul, and Treasurer: Linda Edelman.

Since the positions being elected had only one

candidate, the election was done by acclamation. The Recording Secretary, Joyce Dul, cast one ballot for each office. Since the election of Board Officers is staggered to provide a smooth transition for the optimal functioning of the Board, the President and

Secretary's term of office will be for one year. The Vice President and Treasurer will remain in office until elections are held at the 2023 Annual Membership Meeting.

MHOA-NJ 2022 Dues

As we get ready to celebrate a New Year, MHOA-NJ asks that you become a member of the only statewide organization in New Jersey focused on protecting the rights of manufactured homeowners. For only 12 dollars a year, you have the peace of mind knowing the MHOA-NJ is there to promote, protect, inform, and educate manufactured homeowners across New

Jersey. You get access to information, insight, and advice for less than a cup of coffee a month.

Think of MHOA-NJ as your insurance policy to protect your rights as a manufactured homeowner. You might not need our help and advice right now. Still, down the road, you might need us for such things as excessive rent increases, violations of your rights as a manufactured

homeowner, management disputes, park owners trying to sell your park to developers, and targeted harassment of homeowners. All those issues mentioned above have happened to some of your fellow manufactured homeowners in 2021, and MHOA-NJ was there to help. Without your support, we may not be there in the future. Thank you for being a Manufactured Home Owners Association of New Jersey member.

"As of the beginning of 2021, MHOA-NJ has members in 55 manufactured home communities throughout New Jersey. That number grows every year!"



MHOA-NJ
PO BOX 104
JACKSON, NJ 08527

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MHOA-NJ Reports to You

About Our Organization...

MHOA-NJ

PO Box 104

Jackson, NJ 08527

Phone:

(908) 294-1209

E-Mail:

contact@mhoanj.org

We're on the Web!

See us at:

mhoanj.org

Next Zoom Meeting:

Jan. 21, 7 pm

Send a request for
the link to:

contact@mhoanj.org

MHOA NJ was founded and exists for the purpose of ensuring the rights of manufactured homeowners by dispelling through education the misconceptions and myths held by the public, media, and government officials concerning manufactured housing its owners and/or residents.

Our goals are to:

1. Protect and strengthen manufactured housing communities and rights of everyone living in manufactured homes.
2. Promote meaningful change in legislation to increase legal protection for community residents.

3. Preserve efforts and encourage its residents to live in comfortable and safe communities.

4. Strive to educate our legislators and municipal leaders about issues which impact our community.

MHOA-NJ Executive Board

President: David Kruczek – Pinewood Estates, Barnegat

President Emeritus: Gary Miller – Maple Glenn, Jackson

Vice President: Rick Edelman – Pinewood Estates, Barnegat

Treasurer: Linda Edelman – Pinewood Estates, Barnegat

Recording Secretary: Joyce Dul – Brighton, Barnegat

Membership Director: Jesse Crowder – Town & Country, Chislehurst

Assistant Membership Director: Lorraine Ferraro – Pinewood Estates, Barnegat

Executive Director: Joseph Sullivan – Jackson Acres, Jackson

