



MHOA-NJ Reports to You

INSIDE THIS ISSUE:

Effective Government Begins at Home	2
2023 Dues	3
About Us	4
Executive Board	4

Message from our President

MHOA-NJ was founded in 1959 to provide an effective voice for manufactured homeowners and to provide opportunities for them to express their needs and the concerns of their community.

Through communication and action, MHOA-NJ will serve as a vehicle to promote meaningful social change, protect the legal rights of park residents, and improve the quality of life in manufactured home parks. Our function is primarily that

of an advocate, a proponent of the social changes that would enhance the life of residents in our communities.

The Bill of Rights for Manufactured Homeowners states, "The right to equal protection under the law (including, but not limited to, the right to the peaceful enjoyment of one's home and the uniform and consistent enforcement of rules and regulation, is to be guaranteed to manufactured homeowners."

Our responsibility as board members of MHOA-NJ is to apply these guidelines to our decisions. Our particular focus is on the right to the peaceful enjoyment of our homes.

We are a member-oriented and member-driven organization comprised of unique individuals all working to achieve the same goal. Each member is, therefore, indirectly working for the entire membership.

Continued Page 2

Message from the Executive Director

Get to know MHOA-NJ:

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

Many ask why MHOA-NJ promotes Rent Control as one of the organization's primary goals. The best way to answer that question is to give an example of a situation that would not have occurred if the town where the manufactured home park was located had a sensible rent leveling ordinance. Sadly, there are many examples to choose from.

In Bass River Township, NJ, MHOA-NJ has been

working with Buttonwood mobile home park residents. A new owner of the park wanted to increase rents in the \$300-to-500-dollar range to over 800 dollars. Because there is no rent control in Bass River, the only way residents had to combat the increase was to take the landlord to court. The courts, which more likely than not will look for a compromise, agreed that an increase to 800 dollars was too much for one year and set a rent increase of 50 dollars

per year till the resident who filed suit reached the 800-dollar amount.

Had there been a sensible rent leveling ordinance, this would not have needed to go to court, and the residents would most likely only see increases in CPI (Consumer Price Index) and real estate pass-through in one year.

Continued Page 3

Message from our President Continued...

Your responsibility as an MHOA-NJ member is more than just the payment of an annual membership fee. There are 565 municipalities in New Jersey, many with multiple manufactured home communities, each possibly with different ordinances and restrictions. We need to encourage the unification of our manufactured homeowners in these communities to join a local MHOA and form a chapter of MHOA-NJ.

We need our people to attend their park's monthly meetings and would like to see you at our monthly board meetings – a phone call or an email is all that is needed- for that participation.

Phone, text, write or email us. Someone will respond as soon as possible. Our response time is usually within 48 hours.

Please don't wait until problems arise or reach a point beyond which MHOA-

NJ's intervention becomes tricky. Together, we can accomplish so much more.

*David Kruczek
President
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."

Effective Government Begins at Home

Between drinking enough [water](#), getting enough [sleep](#), [exercise](#), and vegetables, being a person can be downright exhausting. But there's much more to being human than simply getting by. We live in a society that has chosen the social system of a democracy. A democracy and the freedoms that it guarantees can be quite messy and never is passive. What others do affects us

Democracy – and in our case, a federal republic – depends on its citizens' participation.

As he was leaving a meeting, Benjamin Franklin was once asked, "Well, what have we

got—a Republic or a Monarchy?"

"A Republic, if you can keep it."

To be civically engaged means to be an active member of society, a person who deliberately tries to make a difference on behalf of all members of the community. It means voting, understanding what's going on in local and national government, belonging to organizations such as MHOA-NJ, engaging with neighbors, volunteering, and so much more.

Too often, a lack of civility, a lack of attention to affairs outside our own homes, perhaps a lack of civic

and political experiences and skills, and surely, a lack of awareness have left many of our chapters and its members, disillusioned and unmotivated to engage in their communities.

Our civic leaders are in charge of developing policies and initiatives that impact the day-to-day lives of citizens in their communities. But lack of communication between residents and municipal leaders is common, and often leads to confusion or misunderstandings. Opportunities to bridge those gaps and foster a deeper sense of appreciation are powerful means of engagement.

Continued Page 3

Effective Government Begins at Home Continued...

MHOA-NJ has developed one such opportunity. We believe that membership in MHOA-NJ should include a component of community involvement beyond the confines of our residential parks. We would like to encourage our chapter leaders to form civic committees to foster engagement with NJ's municipal leadership. We have created a collection of resources, a learning module called, ***We, the People: Civic Involvement.***

Through this module, we hope to educate our people not only to learn about and understand how our

government functions, but also to actively participate in these systems. We believe that this involvement is not only a right but a privilege that we, together, can create ways to influence what happens to us, our homes, and the land upon which they rest.

Want to have your group dive deeper into civic engagement? You can request a copy of the learning module by sending your email address to contact@mhoanj.org.

By connecting, learning, and becoming engaged, we can ensure that this great

experiment known as The United States of America continues to thrive and that we are each doing our part to keep it that way.

*Joyce Dul
Secretary
MHOA-NJ*



Message from the Executive Director Continued...

Some rent leveling ordinances also have a 3 to 5 percent hard cap on increases. Far less than the 50-dollar increases they are faced with now. Let us not forget the massive boost to over 800 dollars that the residents who weren't part

of the lawsuit are dealing with. Couple that with the landlord's animosity toward those who filed suit, and you can see why it is vital that we get rent control in as many towns as possible.

*Joseph Sullivan
Executive Director
MHOA-NJ*



"As of the beginning of 2022, MHOA-NJ has members in 57 manufactured home communities throughout New Jersey. That number grows every year!"

MHOA-NJ 2023 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.

Thank you for your support.



MHOA-NJ
PO BOX 104
JACKSON, NJ 08527

page 4

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. 20, 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:

Treasurer: Frank Sullivan – Jackson Acres, Jackson

Recording Secretary: Joyce Dul – Brighton, Barnegat

Membership Director: Jesse Crowder – Town & Country, Chislehurst

Member at Large: Frank Belluardo – Pinewood Estates, Barnegat

Executive Director: Joseph Sullivan – Jackson Acres, Jackson

