

De Anza Mobile Home Park HOA Homeowner's Association Meeting  
2395 Delaware Ave Santa Cruz, CA. 95060 Website: [www.deanza-park.org](http://www.deanza-park.org)

### GSMOL Chapter 501

#### General Membership (Homeowners' Meeting)

Saturday, July 16, 2022 11:00am.

Call to Order: Eugene Markowitz called meeting to order at 11:00am. Pledge of Allegiance recited by members. Members present were Don Payne, Eugene Markowitz, Gary Whitten, Jerry Zanzinger, Candi Walker, Margaret Gannon, Karen H. Scott (Dawson) and Lorraine Smith.

May 21, 2022 HOA Board minutes were previously approved by prior Secretary of HOA Board, Jerry Zanzinger.

Welcomed newcomers to meeting, however no new homeowners responded! Karen Scott announced Newcomer's Meeting (moved to De Anza in last 30 months) to event August 18, 2022 at 6:00pm at Clubhouse. Sponsored by Arroyos Association and HOA Board. Snacks provided. There were 30 residents present.

Eugene Markowitz, (President) Eugene M. opened up discussion about controversy re: Delaware Ave, homeless persons living in RVs and impact on community. Discussion re: Coastal Commission hearing, future actions and environmental justice impacts. Thanked residents for writing individual letters to Coastal Commission and City voicing their opinions. HOA Board did take official position on this controversial issue.

Karen H. Scott, (Secretary) Vice President vacancy on Board, and asked if anyone is interested in being Secretary as well. General comments about the new makeup of the HOA with the addition of three members, Margaret Gannon, Park Concerns (that has been vacant for months), Candi Walker, GSMOL representative, and Karen Scott, Secretary. All three joined the Board to help residents use their voices to improve their lives here.

Jerry Zanzinger, (Treasurer). \$19,000 in JAMS account - can only be used for arbitration and \$1000 a year paid to HOA. Mediation services are very expensive. July CPI is 6.8 % so all residents will see rent increases (75%-100%) in January 2023. Any resident that has moved the Park prior to October 1 of any year, will pay this rent increase for the following year. Jerry announced that HOA Board is raising HOA membership fee to \$20 from \$10 subject to members approval at next homeowner's meeting September 17, 2022. There are currently 50 homeowners paying dues and Board would like to increase this number of homeowner's dues.

Don Payne, (Policy and Procedures). Historical perspective of issues in De Anza: Jacuzzi, Pool, car wash, grading. Concern about the 179 original De Anza homeowners that signed original 37-year leases in 2003 with ELS for lower rents, but are in precarious position around the loss of value in their homes.

Homeowner discussion about puddles in car wash drain, issues with sewers needing pipes or swaddles to protect the storm drains. Encouraged residents to call city and county government numbers about water issues. Concern about kelp on beach and not used for alternate uses, potholes in beach and lack of regular grading to keep it safe for residents and public. Ongoing concern about the wonderful Arroyos and lack of oversight that it is given to maintain it per the Coastal Commission.

Gary Whitten, (Emergency Response) demonstrated how homeowner's can purchase or make their own emergency kit. Discussion that HOA Board has no legal responsibility for any emergency plan, and Jennifer McClennan, ELS provides a resident emergency plan copy in the office for residents and De Anza website. Members asked again why Management cannot do robo-calls in case of a county wide emergency! County has an active system for giving instructions during emergency--such as Lightening Fire. neighbors. Concern that residents reach out to their vulnerable neighbors prior to Fire Dept. doing a sweep of homes. Discussion re: the gate being locked during an emergency. 3 members of the Board have keys to the gate.

Candi Walker, Representative GSMOL(Golden State Manufacturers Home Owners League) discussed success of July 14,2022 first meeting of De Anza homeowners. Rick Halterman and Henry Cleveland informed group about the MHR Law and how it applies to MH Parks around the State—new laws requiring Park managers to have annual training and need to respond to homeowner complaints within 30/10-day period of time. Also discussed # space rent ordinances passed around the State of California in response to skyrocketing rents and inflation. 350,000 manufactured homeowners in the GSMOL across the State. Our De Anza chapter will continue to recruit members, and work with residents to assure that their rights as homeowners are protected in cooperation with Park Management. About 40 persons attended.

Lorraine Smith, (Communications). Encouraged residents to sign De Anza Park email sign up list/card since no one can be contacted by HOA Board members unless resident gives written permission. She is also asking if anyone in De Anza would like to take over updating the De Anza website. She will provide training.

Margaret Gannon,(Park Concerns). Margaret is actively focusing on the Health and Safety of the Park by responding directly to the concerns of De Anza residents. She has been meeting with Jennifer McClennan and Eugene Markowitz regularly to communicate the critical health and safety issues and reach timely resolutions.

Announcements: Jean Marie Mott announced Arts and Crafts in the Park event on October 21, 2022. She is inviting all residents in De Anza to contribute their art. More information in Bulletin and on website.

The meeting was adjourned by Eugene Markowitz at 12:15pm. Submitted by Karen H. Scott, Secretary.