

California Mobile Home News

Information of Interest About Mobile Home Park Living

MAY 2026

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PARK ROADS ARE WORTH MORE THAN YOU THINK



You probably don't give much thought to the roads winding through your mobile home park, but those streets are quietly doing more for you than you might realize. Park roads mean ambulances can reach you quickly in an emergency, your home's foundation stays protected from the constant vibration of rough surfaces, and everyday life, deliveries, guests, and morning walks just run smoother. And

when it's time to sell your home, buyers notice. Homes in parks with clean roads tend to sell faster and at higher prices.

In California, quality asphalt installation, including labor, grading, and drainage, etc., carries a significant \$5 to \$10 per-square-foot price tag that adds up quickly for an entire park. And those costs are climbing every year as material prices rise, skilled labor grows scarcer, and environmental regulations tighten. Your parks are feeling that pressure directly.

As a mobile home park resident, road maintenance and repair fall on the park owner/park management. No contractor bids to juggle, no permitting, no inspections, no coordinating schedules like garbage removal and vehicle access. It's handled, so you can focus on living your life, not managing infrastructure.



So, the next time you pull into your park and roll over pavement, give it a second thought. Those roads aren't just asphalt, they're one of the most under appreciated perks of mobile home living, protecting your comfort, your investment, and your peace of mind. ■

Sources: *JB Bostick*
International Paving Services, Inc.

The History of Memorial Day

Memorial Day is well celebrated across the nation, acknowledging the U.S. soldiers who fell in battle. This Federal holiday started in the late 1860s after the American Civil War. The Civil War claimed the most lives in U.S. history, and as such, American cities and towns began holding tribute to the fallen soldiers.

In May of 1868, General John Logan, a leader of an organization for Northern Civil War veterans, called for a nationwide Decoration Day in which fallen soldiers were honored in Arlington National Cemetery, the country's first national cemetery. Five thousand participants decorated the graves of the 20,000 Civil War soldiers buried there.

Decoration Day came to be known as Memorial Day as the holiday evolved to



honor not just Civil War soldiers but World War 1 and all other subsequent wars. Memorial Day was officially slated to be observed on the last Monday of May in 1968 when Congress passed the Uniform Monday Holiday Act. This Memorial Day, take the time to pay respects to those who lost their lives to war. ■

Source: *The US Army Airborne & Special Operations Museum*

Introduction

California Mobile Home News provides a forum for sharing information of interest to people who live and work in mobile home park communities in California and anyone else who is interested in knowing more about mobile home living. The California Mobile Home News is sponsored by the Manufactured Housing Educational Trust, a non-profit association that has worked to promote and preserve the mobile home park lifestyle since its incorporation in 1982. Please feel free to copy and distribute this newsletter as it is printed with all attributions and information as originally printed. You are invited to visit our site: www.californiamobilehome.news and participate in the exchange of information on mobile home parks!

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Seasonal Defense to Keep the Pests Out



Your mobile home has a few features that set it apart from site-built houses—and unfortunately, pests know it. The enclosed sub-area beneath your floor and the skirting around your home's perimeter are prime real estate for rodents, ants, and insects looking for a cozy place to settle in. The good news? A little seasonal attention goes a long way.

Start at the Perimeter. Walk the outside of your home and look for gaps around utility lines, doors, and windows. Plug any openings with copper mesh or caulk. Copper is ideal because, unlike steel, it won't rust over time. For your skirting, make sure it's made of a durable material like vinyl, metal, or brick and that it creates a tight seal with the ground. Some homeowners bury

a strip of aluminum coil along the base to stop burrowing rodents in their tracks.

Don't Overlook the Underbelly. The protective fabric wrapping the underside of your home, called the belly wrap, can tear over time, giving pests a direct path into your insulation. Check for damage and repair any tears promptly. While you're at it, clear out any debris or trash that's collected in that space.

Natural Deterrents That Actually Work. Prefer to skip the chemicals? Peppermint oil sprayed along baseboards, cayenne pepper scattered in the dirt around your home, and pest-repelling plants like lavender or rosemary near your skirting can all help keep unwanted visitors away.

When to Call a Pro. Deep infestations, especially inside the underbelly, often require professional help. Whether you're dealing with an active problem or just want peace of mind, now is the perfect time for a seasonal inspection before pests move in for the warmer months. ■

Source: *Newport Exterminating*

Mobile Home Residency Law Frequently Asked Questions

Q: I manage a park where pets and other animals are getting out of control. Some residents' dogs are aggressive toward other pets or residents, some residents feed feral cats, and some stray animals wander in packs. How do I solve these problems?

A: Contact the city or county animal services department for assistance. Local government services include abatement or information on the following matters: barking/nuisance dogs, rodents, stray/feral, license/registration/microchip, dog bites, neglect/abuse, spay/neuter, and prohibited aggressive breeds. Also, according to California Code of

Regulations, Title 25 (health and safety requirements for mobilehome parks), Article 2, Section 1114(a), "Dogs and other domestic animals, and cats (domestic or feral) shall not be permitted to roam at-large (free) in any park." Finally, pet owners may be liable for damage or harm caused by their pets.

Recap:

- **Contact city or county animal control agency.**
- **Pet owner may be legally liable for damage or harm caused by their pet.**
- **Feral animals are not pets.** ■

Source: *California Department of Housing and Community Development (HCD)*

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Holidays To Observe In May:

May 5 - Cinco De Mayo

May 10 - Mother's Day

May 25 - Memorial Day

Resources & Information

Section 8 Rent Assistance

Section 8, also known as Housing Choice Voucher program, is a program that provides rental assistance to qualified renters. You can apply for Section 8 vouchers at any Public Housing Authority office in any county or city of residence.



MHET members support rent subsidies for qualified low-income mobile home owners in non-rent controlled jurisdictions. For more information call **(949) 380-3311**.

Mobilehome Assistance Center

California Department of Housing and Community Development (HCD)
Call TOLL FREE: (800) 952-8356 or visit www.hcd.ca.gov

Southern California Mobilehome Hotline

Call TOLL FREE: (855) 438-6438
For questions specifically related to Southern California mobile home parks located in Orange, Riverside, and San Bernardino Counties, you may call the Southern California Mobilehome Hotline.

