

Glenwood Mobile Estates Alliance Homeowners Meeting

On Sunday afternoon, April 27, 2025, from 2 to 3 p.m., all homeowners in Glenwood Mobile Estates were invited to a meeting at the Club House. This gathering provided an update on the progress of the GME Alliance since the initial meeting in November 2024.

- Seventy-two homeowners attended the meeting, with snacks provided for everyone.
- At the conclusion of the gathering, attendees were encouraged to leave comments, suggestions, or requests for assistance in a sealed box.
- These submissions were reviewed by the Board of Directors two days after the meeting.

Ron James, the Vice President, introduced both the Executive Board and the Board of Directors.

Peggy Kingsland, Treasurer, reported that ninety-eight homeowners were members, but after the meeting, membership increased to over one hundred. Funds collected have been used for copying, postage for mailing to homeowners, and snacks for the meetings.

Karen Erickson's Secretary Report on SB 522 and HB 1217 Rent Stabilization

- Karen provided a brief history of the process and expressed gratitude to everyone who reached out to their Senators and House Representatives. This helped them understand our situation as homeowners and the terms of our leases.
- She also mentioned that GMEA has partnered with four other manufactured parks owned by Carlyle to work together in the future.
- Karen was thrilled to announce that HB 1217 had just passed, which limits rent increases for manufactured homeowners to 5%. The room erupted in cheers, as this marked the first law of its kind in Washington State!

Joan Bradford President presented: Achievements of the Glenwood Mobile Estates Alliance

- **Non-Profit Status and Leadership Formation:**
 - Successfully established non-profit status.
 - Created a Board of Directors.
 - Conducted elections for an Executive Board.
- **Membership Drive:**
 - Reached out to homeowners of the 232 Glenwood properties to join the Alliance.
 - Conducted door-to-door campaigns and ongoing conversations with homeowners.
- **Scholarship Fund:**
 - Established a scholarship fund to assist those unable to afford the \$12 annual fee.

- **Advocacy Efforts:**
 - Launched a letter-writing campaign to Senators and House Representatives advocating for a bill to stabilize rent.
 - Prepared a letter for homeowners to sign; collected, stuffed, and mailed over three hundred letters in December.
- **Digital and Print Communication:**
 - Created a website, a private Facebook page, and an email list serve to facilitate communication for digitally savvy members.
 - Distributed printed materials for those not using digital platforms.
- **Legislative Involvement:**
 - Although SB522 died, HB 1217 passed the House and progressed through the Senate.
 - The Board of Directors actively wrote to legislators and testified at committee meetings, encouraging members to do the same.
- **Utility Bill Fee Concerns:**
 - Encouraged homeowners to contact the Attorney General about a \$5 fee added to utility bills, which conflicts with RCW guidelines. Fee is not our utility cannot charge homeowners.
 - Awaiting a response as of the meeting date.

Questions were addressed, and the meeting concluded at 3:00 p.m.

- David Coombs, the lawyer, was present for a private discussion following the meeting.