



FEBRUARY 2023 BULLETIN

CARE/ FERA

The California Alternative Rates for Energy (CARE) Program offers a discount on monthly gas or electric bills for qualifying low-income residents.

It's easy to apply for SDG&E bill assistance. There are two programs that can help you save money on your monthly bill. If you qualify, you will be enrolled in only one of the following programs:

CARE (CA Alternative Rates for Energy): Low-income customers that are enrolled in the CARE program receive a 30 percent or more discount on their bill.



Eligible customers are those whose total household income is at or below the income limits indicated below.

Customers may also be eligible for CARE if they are enrolled in public assistance programs such as Medicaid/Medi-Cal, Women, Infants and Children Program (WIC), Healthy Families A & B, National School Lunch's Free Lunch Program (NSL), Food Stamps/SNAP, Low Income Home Energy Assistance Program (LIHEAP), Head Start Income Eligible (Tribal Only), Supplemental Security Income (SSI), Bureau of Indian Affairs General Assistance, and Temporary Assistance for Needy Families (TANF) or Tribal TANF.

California has a [Low-Income Oversight Board](#) (LIOB), which was established by the Legislature to advise the PUC on the energy low-income assistance programs of utilities under the PUC's jurisdiction. You may request a copy of the application from Management. See the [Income Qualification for CARE & FERA Programs Chart](#) below to see if your household is eligible.

CARE is funded through a rate surcharge paid by all other utility customers. These income limits may be adjusted each year depending on inflation.

Number in Household	Income Eligibility Upper Limit*
1-2	\$36,620
3	\$46,060
4	\$55,500
5	\$64,940
6	\$74,380
7	\$83,820
8	\$93,260
Each Additional Member	+\$9,440

FERA (Family Electric Rate Assistance Program): Families whose household income slightly exceeds the CARE allowances will qualify to receive FERA discounts, which bills applies a 18% discount on their electricity bill. FERA is available for customers of San Diego Gas and Electric Company. Following are the income limits in effect from June 1, 2022 to May 31, 2023. In order to qualify, your household size must be 3 or more and your total household income must be within the income range for the FERA Program.

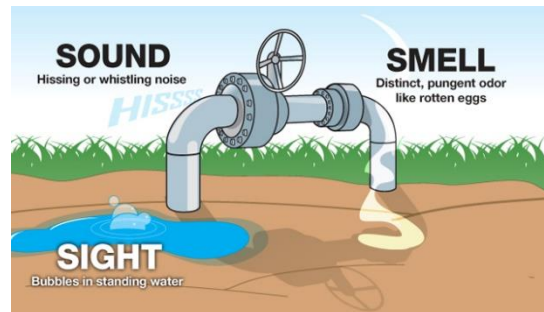
Number in Household	Total Annual Household Income
3	\$46,061-\$57,575
4	\$55,501-\$69,375
5	\$64,941-\$81,175
6	\$74,381-\$92,975
7	\$83,821-104,775
8	\$93,261-\$116,575
Each Additional Member	+\$9,440-\$11,800

Natural Gas Public Awareness Statement

Description of the purpose and reliability of the pipeline:

The natural gas pipeline system in the community is owned, operated and maintained by the owner of the community. The pipeline system is designed to distribute gas to the residents, which is commonly used for heating and cooking. In addition, the system is used for the following common area facilities: the clubhouse, laundry rooms, and office.

The gas pipeline system is operated and maintained by qualified individuals in accordance with the community's Operations and Maintenance Plan, which contains procedures for safely operating, maintaining, and monitoring the system. The California Public Utilities Commission inspects the gas pipeline system for compliance with the Federal rules and regulations.



Overview of hazards of, and preventative measures used, for the pipeline:

Gas can leak from pipeline facilities damaged due to corrosion, outside force, natural events, or equipment failure, etc. Because natural gas is a flammable commodity, gas leaks, under certain circumstances, have the potential to cause harm.

The gas system is leak surveyed annually. All hazardous leaks are repaired. All main valves are inspected to ensure that they are operable. The gas system is patrolled on a routine basis to ensure that hazardous conditions such as atmospheric corrosion, improper care of discontinued services and customer lines, inadequate support of meters and pipeline components, etc., are noted and corrected. If applicable, the gas pipeline system is cathodically protected in the following way: Kearney Lodge currently has a sacrificial cathodic protection system (corrosion prevention system) installed on the underground gas lines in our Park. Pacific States Utility Company conducts an inspection for recertification annually and has found us to be in compliance.

Information about damage prevention:

The gas pipeline system is susceptible to damage due to outside forces such as those caused by excavation, vehicular traffic, or excessive loads placed on meter set assemblies. In addition, restricted access to main valves and meter set assemblies could result in severe consequences in the event of emergency. The greatest risk to underground gas pipelines is damage caused during excavation. Even a minor impact with the pipeline could cause a dent or damage to its coating, resulting in a leak. Notify the community owner/manager before you dig. Do not park vehicles near gas meters or pipelines that are not protected by barriers. Do not remove meter supports or place heavy items on top of meter set assemblies. Do not restrict access to main valves or meter set assemblies. Inform the community owner/manager immediately of gas meters that are vulnerable to vehicular damage or need supports or of other potential hazards that are noticed.

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How to recognize, and respond to, a leak:

Odor: Natural gas is colorless, odorless, tasteless, and non-toxic. An additive (Mercaptan) in the gas gives it a distinctive odor (like rotting eggs or sulfur). Vegetation: Natural gas leaking from an underground pipeline can destroy vegetation by starving the roots of air and water. An unusual dry patch of vegetation, within an otherwise green area, could indicate a below ground gas leak. Sound: a blowing or hissing sound could indicate the presence of a gas leak. Bubbling water: Gas leaks on underground pipelines in flooded areas may cause bubbles in the water as the gas rises to the surface. Fungus-like growth: Gas leaks in valve boxes, manholes, etc., may develop a fungus-like growth that is generally white in color. Do not light items such as matches or cigarettes or use any device that may generate a spark such as electrical switches, telephones (cell and land line phones), doorbells, automobiles or other engines. etc. when or if leak is detected. Extinguish all flames, evacuate the building to a safe distance, and turn off gas, if feasible.

To report a gas leak, call 858.277.6060 and inform community personnel of the situation and the location of the leak. Do not make the phone call from the area where the gas leak is present.

For additional information, contact the Kearney Lodge Office. Also, visit the websites of the US Department of Transportation, Pipeline and Hazardous Materials Safety Administration (<http://www.phmsa.dot.gov>) or the California Public Utilities Commission (<http://www.cpuc.ca.gov/puc/>) .

New Laws



For the 2023 edition there are a few legislation changes that affect the MRL. Senate Bill 869 is codified as Health and Safety Code 18876 et seq. and deals with newly constructed mobilehomes. Additionally, 798.53(a) (1) expands definitions and circumstances for collective meetings between Management and Residents.

You may obtain a complete copy of the 2023 laws from Management at no charge. Once we have received your

request, we will provide you with a copy within 7 days.

Resident Bill of Rights

The Mobilehome Residency Law (MRL), found in Section 798 et seq. of the Civil Code, establishes the rights and responsibilities of homeowners and park management. The MRL is deemed a part of the terms of any park rental agreement or lease. This notice is intended to provide you with a general awareness of selected parts of the MRL. It does not serve as a legal explanation or interpretation. For authoritative information, you must read and understand the laws. These laws change from time to time. In any year in which the law has changed, you may obtain one copy of the full text of the law from management at no charge.



Homeowners and park management have certain rights and responsibilities under the MRL. These include, but are not limited to:

(1) Management must give a homeowner written notice of any increase in his or her rent at least 90 days before the date of the increase. (Civil Code Section 798.30)

(2) No rental or sales agreement may contain a provision by which a purchaser or a homeowner waives any of his or her rights under the MRL. (Civil Code Sections 798.19, 798.77)

(3) Management may not terminate or refuse to renew a homeowner's tenancy except for one or more of the authorized reasons set forth in the MRL. (Civil Code Sections 798.55, 798.56)
Homeowners must pay rent, utility charges, and reasonable incidental service charges in a timely manner. Failure to comply could be grounds for eviction from the park. (Civil Code Section 798.56)

(4) Homeowners, residents, and their guests must comply with the rental agreement or lease, including the reasonable rules and regulations of the park and all applicable local ordinances and state laws and regulations relating to mobilehomes. Failure to comply could be grounds for eviction from the park. (Civil Code Section 798.56)

(5) Homeowners have a right to peacefully assemble and freely communicate with respect to mobilehome living and for social or educational purposes. Homeowners have a right to meet in the park, at reasonable hours and in a reasonable manner, for any lawful purpose. Homeowners may not be charged a cleaning deposit in order to use the park clubhouse for meetings of resident organizations or for other lawful purposes, such as to hear from political candidates, so long as a homeowner of the park is hosting the meeting and all park residents are allowed to attend. Homeowners may not be required to obtain liability insurance in order to use common facilities unless alcohol is served. (Civil Code Sections 798.50, 798.51)

(6) If a home complies with certain standards, the homeowner is entitled to sell it in place in the park. If you sell your home, you are required to provide a manufactured home and mobilehome transfer disclosure statement to the buyer prior to sale. (Civil Code Section 1102.6d) When a home is sold, the owner is required to transfer the title to the buyer. The sale of the home is not complete until you receive the title from the seller. It is the responsibility of the buyer to also file paperwork with the Department of Housing and Community Development to register the home in his or her name. (Civil Code Sections 798.70-798.74)

(7) Management has the right to enter the space upon which a mobilehome is situated for maintenance of utilities, trees, and driveways; for inspection and maintenance of the space in accordance with the rules and regulations of the park when the homeowner or resident fails to maintain the space; and for protection and maintenance of the mobilehome park at any reasonable time, but not in a manner or at a time that would interfere with the resident's quiet enjoyment of his or her home. (Civil Code Section 798.26)

(8) A homeowner may not make any improvements or alterations to his or her space or home without following the rules and regulations of the park and all applicable local ordinances and state laws and regulations, which may include obtaining a permit to construct, and, if required by park rules or the rental agreement, without prior written approval of management. Failure to comply could be grounds for eviction from the park. (Civil Code Section 798.56)

(9) In California, mobilehome owners must pay annual property tax to the county tax collector or an annual fee in lieu of taxes to the Department of Housing and Community Development (HCD). If you are unsure which to pay, contact HCD. Failure to pay taxes or in lieu fees can have serious consequences, including losing your home at a tax sale.

(10) For more information on registration, titling, and taxes, contact: the Department of Housing and Community Development www.hcd.ca.gov (800) 952-8356; your County Tax Collector; or call your local county government.

(Amended by Stats. 2016, Chap. 396 (AB 587, Chau), eff. 1/1/2017)

Privacy Statement

Your privacy is very important to us. Accordingly, we have developed this Policy in order for you to understand how we collect, use, communicate and disclose and make use of personal information. The following outlines our privacy policy.

1. Before or at the time of collecting personal information, we will identify the purposes for which information is being collected.
2. We will collect and use of personal information solely with the objective of fulfilling those purposes specified by us and for other compatible purposes, unless we obtain the consent of the individual concerned or as required by law.
3. We will only retain personal information as long as necessary for the fulfillment of those purposes.
4. We will collect personal information by lawful and fair means and, where appropriate, with the knowledge or consent of the individual concerned.
5. Personal data should be relevant to the purposes for which it is to be used, and, to the extent necessary for those purposes, should be accurate, complete, and up-to-date.
6. We will protect personal information by reasonable security safeguards against loss or theft, as well as unauthorized access, disclosure, copying, use or modification.
7. We will make readily available to customers information about our policies and practices relating to the management of personal information.

We are committed to conducting our business in accordance with these principles in order to ensure that the confidentiality of personal information is protected and maintained.

