

California Mobile Home News

Information of Interest About Mobile Home Park Living

AUGUST 2026

www.californiamobilehome.news

VOL. 14 NO. 8

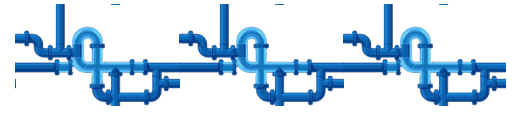
Water Heater Maintenance, Lifespan, and Replacement



Your water heater works quietly in the background until the day it doesn't, and for manufactured home owners, a failure can mean more than a cold shower. Most residential water heaters last 8 to 12 years, though manufactured home units, especially smaller or lower-capacity models, sometimes run on the shorter end of that range. Tankless water heaters, increasingly common in newer manufactured homes, can last 15 to 20 years with proper care. California's hard water tends to accelerate mineral buildup and shorten a tank-style heater's effective life.

A few simple habits go a long way. Flush your tank annually to remove sediment buildup, which reduces efficiency and can cause rumbling or popping noises as water heats around trapped debris. Check the anode rod every two to three years; this sacrificial metal rod attracts corrosive elements before they can eat away at the tank itself, and replacing it when worn can add years to your unit's life. Test the temperature and pressure relief valve annually by lifting the lever briefly and confirming water discharges properly, an important safety check that prevents dangerous pressure buildup.

Rusty or discolored water, a tank warm to the touch on the outside, popping or rumbling sounds, or water pooling near the base all signal your water heater may be nearing the end of its life. Manufactured home water heaters are often installed in tight utility closets, so a small leak can quickly cause hidden damage to surrounding flooring and walls if not caught early.



When it's time to replace your unit, manufactured home water heaters typically must meet HUD standards, and installation should be handled by a professional familiar with manufactured housing requirements. Sizing matters and an undersized unit leaves you short on hot water, while an oversized one wastes energy. Some utility providers and California energy programs offer rebates on high-efficiency or tankless models, so it's worth checking with your gas and electric company before purchasing.

Staying ahead of your water heater's maintenance schedule is one of the simplest ways to avoid costly emergencies and keep your manufactured home comfortable and reliable for years to come. ■

Source: mobilehomepartsstore.com

Summer's Invitation to Gather

There's something timeless about the smell of charcoal drifting through a park on a warm evening. As July flew by in the afterglow of Independence Day, we're reminded that summer isn't just a season, it's an invitation. An invitation to pull a folding chair into a neighbor's driveway, to share a plate of watermelon over the fence, to let kids chase each other across the common lawn while the adults linger a little longer than planned.

From the patriotic burgers and dogs of the Fourth to the last cookout of Labor Day weekend, these months hand us built-in reasons to connect. A community potluck. An impromptu



grilling session. A simple wave that turns into an hour-long conversation. So as summer stretches toward its close, consider firing up the grill and inviting a neighbor over. The best part of manufactured home living has never been the square footage, it's the people next door. ■

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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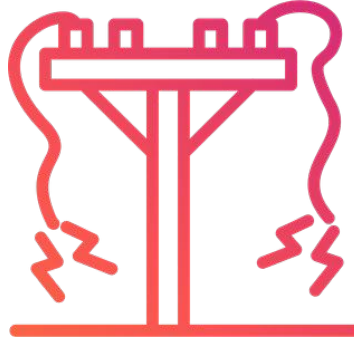
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Power Outage Safety Tips

Power outages can strike your home at any time and can range from lasting just a brief moment to stretching out for hours. During summer and warm months, power outages are even more likely as everyone dials up their air conditioning. In the event of a power outage, especially one of a prolonged duration, it's important to know what you can do to stay safe.

The first thing to check is your breaker box to see if you have any tripped circuits or blown fuses. You can also check in with neighbors to see if they are experiencing a power outage as well. This will help determine if the issue is within or outside your home.

Switch off the lights in your home, but leave one switched on. This will clearly alert you for when the power returns. Unplug any major electronics such as computers, TVs, etc. to prevent damage when power returns. Surge protectors are another great way to protect your electronics from this kind of damage.



Keep refrigerator and freezer doors closed to keep food as fresh as possible. If an outage persists for an extended period of time, check food carefully for signs of spoilage and do not consume any food if it looks or smells irregular.

Your utility provider provides a map of reported power outages in their service areas. To see outages in your area, visit www.cpuc.ca.gov/consumer-support/power-outage-maps and locate your electric company to see if your area is being affected. ■

Source: Southern California Edison

Mobile Home Residency Law Frequently Asked Questions

Q: Does the park manager have the right to tell me to remove my belongings that are stored on my space?

A: The park manager has an obligation to keep the park safe from fire. According to California Code of Regulations, Title 25 (health and safety requirements for mobilehome parks), Article 2, Section 1120, "Occupants shall keep the lot area and the area under, around, or on their unit and accessory buildings or structures free from an accumulation of refuse, rubbish, paper, leaves, brush or other combustible

material," and that park operators "...shall ensure that a collection system is provided and maintained, with covered containers, for the safe disposal of rubbish."

Recap:

- **There are strict fire prevention rules for mobilehome parks. Residents and park employees must comply with Title 25. ■**

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

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Holidays To Observe In August:

Aug. 1 – National Back To School Month Begins

Aug. 21 – Senior Citizens 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.

