



Mr. Mike's Neighborhood

MobileHomeResident.com

Lafayette Place Mobile Home Park

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APRIL 2026 NEWSLETTER

HI NEIGHBORS!

MR. MIKE'S NEIGHBORHOOD IS EVOLVING EVEN MORE!

Many of you have already seen the interviews on NBC News Channel 4 at 6pm and 11pm regarding Rudgate Manor (a Sun Communities Property) and the mobile home industry, which I was proud to be a part of. If you've been keeping up with what's going on in our industry, you've noticed that much of the media is reporting on mobile home park owners not maintaining their infrastructure to include roads and polluted water, charging exorbitantly high rents, not investing rents back into the Community, and the poor treatment of residents by mobile home park Management. Except for polluted water, we are experiencing the same issues here, which I personally don't feel like things will change on their own. And since I'll be spending the rest of my life here trying to make this Park my HOME, I will gladly take the lead, along with the slings and arrows. If you're a Neighbor wanting to make this Park YOUR HOME, please join me.

PROMISES MADE, PROMISES KEPT

When I started Mr. Mike's Neighborhood, I made a promise that I would "stand by, stand with and stand for every one of you" in every way I can. And I feel that I have kept my promises. No one has ever stepped forward to do what I do for our Community, which is fine. I don't mind being the center of attention. But what I'm attempting next has more to do with **US** as a Community then myself, and just as important, as a roadmap for mobile home park residents all over the country to follow. **We can be the first to set the tone for a change in the Culture of mobile home parks everywhere.**

I ACTUALLY LOVE LIVING AT LAFAYETTE PLACE

I don't think you'll find many Neighbors who will say this. For some, it's just a layover for the next place you'll live. For others like myself, it's the place we'll spend the rest of our lives. That makes a big difference on how you look at Lafayette Place, now and for the future. So, I would like to live in a place that provides me a fulfilling "Quality of Life." Unfortunately, Sun Communities determines what type of "Quality of Life" they want us to have, and expects us to just keep our mouths shut and accept it.

LET'S HAVE A REALITY CHECK

My Social Security Cost-of-Living this year increased by 2.6%. Sun Communities raised our rents by 6%. If they continued this percentage of increases, within 6 years home owners at Lafayette Place will be paying \$1000 per month to have your home on one of their slabs. If you are currently leasing your home at around \$1250 per month, within 6 years you'll be paying at least \$1800 per month. Sun Communities may use the word "affordable" in their advertising, but it won't be affordable for me. What will I do at 83 years old if my Social Security doesn't keep up with their rent increases? What will you do?

Sun Communities is looking to cheapen our Park, taking our money to make their investors wealthy. In over 3 years they have let our roads fail, allow our curbs to be crumbled by contractors, they won't clean the park of litter, they won't paint the lines and numbers, and yet in 3 years, Sun Communities has made over \$600,000 just in their rent increases, not touching the base. And yet they won't spend any of our rent money to make our Park beautiful. And it's not just our Park, it's all their Parks that I know of in Michigan.

If you're tired of calling the office and no one answers; if you try to leave a message and the voicemail box is full, if you go to the office to ask for help and they give you their pat answers, "it's your responsibility" and "we can't help you because of liability" since our Management's montra is "if we help one, then we have to help them all"; if you've been promised repairs and it takes 3 months to get to it; if you've been verbally abused and lied to by the office; if you feel like you've been retaliated against, or made to feel like you can't complain in fear of retaliation, if you leased a home and they won't provide you a shed to house your lawnmower and bikes, then it's time to stand up, **and that time is now.**

WE NEED THE PROTECTIONS OF A "RESIDENT-UNION"

You've all heard the term, "there's strength in numbers". Many of you may even belong to a Union so you know the power of "collective bargaining." The difference between 1 Neighbor complaining about an issue and 100 Neighbors complaining can make all the difference in the world. When I send complaints about Sun Communities to the Michigan Attorney General, the Licensing and Regulatory Affairs Board, the Manufactured Housing Commission, and the Warren City Commission, it's easy for them to dismiss one Neighbor. But imagine if every one of those complaints had 100 Neighbors signed on. I have to believe this would make all the difference in the world in creating a better Community for our families. Not only that, the law protects us from Retaliation. You don't have to be afraid of Sun Communities or Park Management because as long as you pay your rent, keep up your property and be good to your Neighbor, they can't evict you, even if you complain about an issue. We do have laws on our side that **WILL** protect us.

THIS IS GOING TO BE YOUR DECISION

This needs to be a decision made by all of us. When we organize, several important things happen:

- **Strength in Numbers:** It's much harder for management to ignore or dismiss concerns when they come from a United Group rather than individuals.
- **Fair Negotiation:** A Resident-Union can advocate for reasonable rent increases, better Management, and fair enforcement of Park rules.
- **Accountability:** Organized residents can push for proper maintenance and consistent communication from management.
- **Protection from Retaliation:** Acting as a group helps reduce the risk of any one Neighbor being singled out for speaking up. **This is not about confrontation—it's about cooperation, fairness, and respect for all.**

ANONYMOUS VOTE: If I don't receive 230 FREE returns in my mailbox, I'll be disappointed!

I've made this easy for you, and paid for your return vote. There's a lot to do to structure a successful "Resident-Union", but before I put in the work, I need to know that the majority of my Neighbors will JOIN. In about a week, check the website for the results. It will show us how the Community feels.

Cut along the dotted Line, place it in the envelope and put it in your mailbox for pickup

RESIDENT-UNION ANONYMOUS VOTE

- ☐ Based on what I've read, I think a Resident-Union would be beneficial and I would JOIN
- ☐ Based on what I've read, I don't think a Resident-Union would be beneficial for my Community

Please briefly explain your vote: