



Mr. Mike's Neighborhood

MobileHomeResident.com

Lafayette Place Mobile Home Park

828 Cour Marie St., Warren, MI 48091 | 248.705.9306

www.mrmikesneighborhood.org | mike@mrmikesneighborhood.org

MARCH 2026 NEWSLETTER

HI NEIGHBORS!

NEW MANAGER ORDERED TO GET TOUGH ON YOU

Some of you have already experienced citations from our new Park Manager, who you likely don't know of because Sun Communities doesn't want you to know. In the past couple of weeks, I had four Neighbors come to me regarding their citations. One Neighbor received two for skirting that blew off in the wind, and was threatened with eviction. Another received a citation for having her kids playhouse outside, hidden behind the stairs, who was also threatened with eviction. And another citation wanted a disabled Senior go out in the freezing cold to do Spring Cleaning again with the threat of eviction. And these Neighbors all pay their rent on time yet are worried about being evicted. That's when I knew that what leaked from the office staff to one of my Neighbors regarding our new Park Manager, was that he was being hired to be harder on the Neighbors and stricter with the rules, was true. So, we are working to protect our Community against Park Management and Sun Communities, all within Michigan law, and to help protect our rights to live in a clean, safe and peaceful mobile home park, maybe even with good roads.

RESIDENT ADVOCACY ACT OF 2026

In the past, if you wanted to have Mr. Mike's Neighborhood come with you to a meeting with Management or help you with an issue with Sun Communities and Park Management, we were told that they would not speak with you if we were present. Again, they broke the law. Well, they will now be held accountable with **Mr. Mike's Neighborhood's Resident Advocacy Act of 2026**. Here are some answers to some of your questions that I have already provided to Park Management, Sun Communities and their law firm, Taft Law. You can read the full text on the Newsletter Page on the website.

CAN A NEIGHBORHOOD ASSOCIATION ACT AS AN ADVOCATE/REPRESENTATIVE FOR MOBILE HOME RESIDENTS IN MICHIGAN?

Yes, a Neighborhood or Resident Association can act as a powerful advocate for mobile home residents in Michigan to address living conditions, negotiate with owners, and ensure compliance with the law. Mobile Home Park Owners cannot legally prohibit residents from organizing, and they must allow Neighborhood Associations to use common areas for meetings.

CAN A RESIDENT OF A MOBILE HOME PARK HAVE AN ADVOCATE/REPRESENTATIVE IN ALL MEETINGS WITH PARK MANAGEMENT IN MICHIGAN?

Yes, a resident of a Michigan mobile home park can have an advocate—such as a lawyer, friend, or family member—accompany them to meetings with park management, particularly regarding “just cause” eviction, where the law specifically permits counsel to attend.

IF A MOBILE HOME PARK RESIDENT REQUESTS REPRESENTATION, CAN SENSITIVE MATERIAL BE DISCUSSED WITH THE ADVOCATE IN THAT MEETING IN MICHIGAN?

Yes, sensitive material can be discussed in a meeting between a mobile home resident and their representative (such as an attorney or advocate) in Michigan, and this conversation is protected under the resident's right to privacy and confidential communication.

CAN ANY FUTURE PARK MANAGERS OR SUN COMMUNITIES DENY A RESIDENT A MEETING IF THEY REQUEST AN ADVOCATE BE PRESENT?

While a park manager generally has the right to manage their property, they cannot deny a meeting solely because an advocate is present, as this could be viewed as retaliation or a violation of rights, especially if the advocate is represented by a Neighborhood Association or legal interest.

CAN PARK MANAGEMENT CONVINCE OR THREATEN RESIDENTS NOT TO USE AN ADVOCATE?

In Michigan, mobile home park management cannot prohibit residents from organizing, assembling, or using advocates, as residents have fundamental rights to freedom of speech and association.

WILL THE LAW PROTECT MR. MIKE'S NEIGHBORHOOD FOR ACTING AS AN ADVOCATE FOR MOBILE HOME RESIDENTS WITHIN LAFAYETTE PLACE MOBILE HOME PARK?

Yes, Michigan law provides protections for Neighborhood Associations advocating for mobile home residents. Park owners cannot prohibit residents from organizing associations, nor can they deny the use of common areas for meetings, provided the Association adheres to reasonable, non-discriminatory rules, such as paying for damages or cleaning.

YOU DON'T NEED TO BE AFRAID OF SUN COMMUNITIES OR PARK MANAGEMENT THREATS ANY LONGER. I WILL ALWAYS WORK TO PROTECT YOU!

Mr. Mike's Neighborhood is evolving. For over 3 years we have been providing food, clothing, toys and books, free of charge to our Neighbors. We have offered counsel to our Neighbors having questions, and helped our Neighbors with every issue we could. But now, we are going to work at protecting you. Until we refine our program and work toward Stage 2, here is the format you need to follow:

- Starting with the hard one, if you don't pay your rent you will get evicted. Where we can help is once you get an eviction notice, lawful or otherwise, we can help you create a path to follow. Eviction is stressful enough on a family, you shouldn't have to worry about going it alone.
- If you get a citation and set a meeting with Management about it, don't go alone. You need to ask me to attend the meeting with you as your Advocate and let Management know you're bringing me. I can take notes and make sure all requests and time limits are followed. They can't retaliate against you for this.
- If you need me to send an email to Sun Communities and Park Management as your Advocate, all you need to do is explain the situation and ask me.
- If you're having a home inspection, which they need to give notice, I should be in the inspection.
- If you're moving in for the first time, I should be with you to go through the initial inspection to make sure everything promised is accomplished in a timely manner.
- If you're moving out, I should be in the exit inspection to make sure pictures are taken and you're not forced into repairs after the fact. I know how Park Management and Sun Communities work.

THIS IS JUST THE BEGINNING! READ THE LETTER TO SUN AND THEIR LAWYERS ON THE WEBSITE.

This is the first of several letters you'll receive regarding the Evolution of Mr. Mike's Neighborhood. Once the Advocacy Program is in full swing, and we retain a law firm to represent Mr. Mike's Neighborhood and every Neighbor within Lafayette Place Mobile Home Park, you'll be updated on the next segment - A "Resident-Union". **This will give our Neighbors more power, through "strength in numbers"**, to do more to make Lafayette Place a Community we can call our HOME, and not be treated like Trailer Trash!
