



Mobile Home Living.us
Mr. Mike's Neighborhood
828 Cour Marie St. | Warren, MI 48091

Warren City Commission
City of Warren
One City Square
Warren, MI 48093

To the City Commissioner:

My name is Mike Whitty, Director of Mr. Mike's Neighborhood, Lafayette Place Mobile Home Park, a Sun Communities Property. On behalf of myself, and as a proxy for the residents of Lafayette Place, I'm filing a formal complaint against Sun Communities and their Park Manager, Nicolette Chamberlain for not providing our residents a safe community, and request an audit based on the information I'm providing.

One of the key laws that govern mobile home parks in Michigan is the Mobile Home Commission Act. This act establishes the Michigan Mobile Home Commission, which is responsible for regulating mobile home parks in the state. The commission is tasked with ensuring that mobile home parks meet certain **safety standards** and comply with state regulations. I'm positive that the City of Warren also has a commission to make sure that mobile home parks within their city are safe for their residents and constituents.

Sun Communities and Park Management should also ensure that all necessary repairs and maintenance are promptly addressed. This may include repairing broken sidewalks, fixing potholes, keeping our streets free of snow and ice, keeping trash off our Community, and addressing any other issues that could impact the safety of residents. Regular maintenance and repairs are essential to keeping Lafayette Place safe and in compliance with Michigan law.

Sun Communities properties in Michigan are required by law to maintain their parks in a safe and sanitary condition. This includes keeping common areas clean and well-maintained, as well as ensuring that roads and walkways are free of hazards including snow and ice. We've had two slip and falls within the last two weeks even though I've requested several times for Nicolette to clean the parking areas of snow and ice. She refused.

Currently, I am finding the following safety issues, which I have complained to Nicolette

and Joel Shekell, Regional Vice President from Sun Communities on several occasions.

Crime and Theft

We have a problem with criminals stealing property from our residents, whether it be destroying their vehicles or stealing packages off their porches. Since Sun and Management refuse to keep our residents safe, Mr. Mike's Neighborhood created the "Porch Pirate Pickup Program" where a resident can text us they received a package on their porch, and we would pick it up for them until they get home. We asked Sun Communities if they would just inform the residents that this program was available to them, but they refused. This makes Joel and Nicolette complicit in welcoming criminals into our Community and putting our Neighbors at risk.

Infrastructure

We have a pothole problem. Potholes cause our residents to be unsafe since the damage they cause puts a financial burden on our Neighbors to make vehicle repairs. I walk the park almost every day and have twisted my ankle in a pothole when I wasn't paying attention. When they do try and have the groundskeeper fix them, the individual doesn't really know how to do it, so the moment a car runs over it, the pothole spews gravel all over our roads.

Trash

When you don't clean up half eaten hamburgers, used condoms, broken liquor bottles, and every other item the residents throw on the streets, this invites rats, squirrels, cats, possums, skunks and raccoons into our Community contributing to another safety issue Sun Communities and Park Management care nothing about.

Cable Boxes

Sun Communities has a contract with Comcast/Xfinity to provide cable services to our Community. We have cable boxes that are falling over and have no covers on them. Most don't realize that there can be electricity going through those boxes, so when Nicolette doesn't care whether there's a cover on it or not for the safety of our residents, children can stick their hands in the box and cause possible harm.

Skirting

Half of the 250 lots are lease homes. These are homes that are not the property of the resident, and law requires them to be maintained by Sun Communities. Skirting that's damaged for whatever reason should be immediately repaired so that vermin and other animals cannot get under their homes. As anyone knows, rats and squirrels can eat through wiring under a home and cause safety issues if residents don't have electricity during the winter.

Snow and Ice Removal

Here's where Nicolette and Joel want to save a nickle at the expense of our Neighbors. They refuse to clean the parking areas of snow and ice where most of my Neighbors will walk to their vehicles. We had a slip and fall last week that they are currently being sued, and I unfortunately fell yesterday having to be taken to the Emergency Room for treatment. I have begged Nicolette and Joel to take safety seriously in our Community on several occasions. They refused to respond to me.

I am writing this letter because according to the Mobile Home Commission Act, Lafayette Place residents in Michigan also have rights and responsibilities when it comes to safety. Residents are encouraged to report any safety concerns or violations to the Michigan Mobile Home Commission or in this case, the Warren City Commission. Sun Communities should have been required by law to address these concerns in a timely manner in order to ensure the safety and well-being of our Neighbors. I contend that safety is not their concern.

I think you can see by this letter that Sun Communities, represented by Joel Shekell and Nicolette Chamberlain do not conform to safety requirements required by the State of Michigan and the City of Warren. As the Director of Mr. Mike's Neighborhood, I'm requesting a full audit of Sun Communities safety procedures to protect my Neighbors from any further damage caused by their reckless decisions.

I look forward to your report.

Sincerely,

Mike Whitty, Director
Mr. Mike's Neighborhood
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