



Mr. Mike's Neighborhood

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Mr. John McLaren, President

Sun Communities
27777 Franklin Rd.
Southfield, MI 48034

If you are the gatekeeper, I hope you'll take responsibility to pass this letter onto Mr. John McLaren.

Mr. McLaren,

My name is Mike Whitty, a 14 year resident-in-good-standing at Lafayette Place Mobile Home Park, and the Director of Mr. Mike's Neighborhood. On behalf of my Community as their self-proclaimed advocate, I'm filing a formal complaint against Joel Shekell, Regional Vice President, Chris Rashid, Division Vice President, and our Park Management which is trained by them.

On October 2022, I informed your company that I was starting a Neighborhood Association, which was legally within my right. I was totally transparent with everything I was creating, and wanted to work with Sun Communities and Park Management to create a better living environment for my Neighbors. The moment we went live, Marco Spadoni handed down a directive to Park Management that they were not allowed to **"Acknowledge, Endorse or Communicate"** with The Lafayette Place Neighborhood Association (my first Association until Sun Communities brought it down after one year) and Mike Whitty. From that point, Park Management spent the next year retaliating against and humiliating me, which was against the law. Your Company singled out one resident to harass and treat differently (with intent and malice) then anyone else in the Community through lies, not responding to emails, excessive citations, invading my privacy with photos and more.

"Harassment in this case is defined as an action that interferes or is likely to interfere with the peace and comfort of the mobile home park resident (sounds like what your company did to me). The law states that residents of park home sites are provided with protection against harassment by Section 3 of the Caravan Sites Act 1968 (the 1968 Act) as amended by Section 210 of the Housing Act 2004 and Section 12 of the Mobile Homes Act 2013 (the 2013 Act). This applies to all occupiers of park homes who: - Live on a protected site and have a residential contract with the site owner, which I am both. Fortunately for you, the statute of limitations has expired to file a complaint and law suit, but this treatment is not forgotten. If you want to learn more about what your company did to me, read my article, **"How Sun Communities Killed a Neighborhood Association"**. You'll find it on mobilehomerresident.com along with all my other articles I've written about your company.

Your company not only approved of this treatment, but encouraged it when your Vice Presidents placed a wedge between myself and Park Management. I don't even feel comfortable going into the office to do business. And it continues to this day, three years later. The stress I have experienced from this treatment remains. Considering that your company is being investigated by the SEC for illegal loans, deceptive practices, cheating investors, collusion, class action lawsuits from your own residents, and of course what happened in Minnesota by violating their False Claims Act and by evicting tenants after having promised not to in order to receive COVID-19 pandemic-era "RentHelp" funds. It seems like your company and your Vice Presidents are void of a moral code which I hope doesn't come from Sun Communities training.

I had to experience Park Management's harassment and retaliation for all of 2023. So, where were these moral codes and where was your company in the protection of Mike Whitty, a resident-in-good-standing?

I've been asking your Vice Presidents for three years what it is about Mr. Mike's Neighborhood that you don't approve of, whereby I should be treated in this manner and not be supported by your company? Since they refuse to treat me with a modicum of respect, maybe you can explain it to me and represent your company better than they do.

Maybe you're not familiar with Mr. Mike's Neighborhood yet, so here is just some of what we do:

- We're an Association that is totally humanitarian and self-funded, investing almost \$10,000 of my own money over the last three years, which is more money than Joel Shekell spent for the betterment of our Neighbors.
- We help our Seniors and Handicap Neighbors when they are in need.
- We change ceiling light bulbs, smoke detector batteries and furnace filters since Park Management won't help with these. I don't want my Seniors climbing on chairs to replace these.
- We provide free lawn service for single mothers and free snow shoveling for our Handicapped.
- We provide free food and books to our Community through our three pantries, which you can view on the website.
- We created the "Smile & Wave" and the "Hey Neighbor" programs to help promote Neighbors and Neighborhoods, and getting Neighbors used to acknowledging each other.
- We created the most beautiful property to encourage our Neighbors to do the same with theirs.
- We help our Neighbors plant their gardens.
- We recycle donated clothing, toys and more back into our Community for free every Saturday and Sunday.
- We provide lawn service for less than other grass cutters to make it easier on their pocketbooks, and provide them 3 ways to pay even if they don't have money at the time.
- We're a shoulder to cry on when someone's depressed, and we help Neighbors getting evicted with a path to go forward when they call us.
- We created a beautiful website with Resources, Photos and the Newsletter, paid for by myself.
- We communicate, inform and uplift our Neighbors through our Newsletter, which takes the place of the newsletter you don't send.
- We hand out Certificates of Appreciation for Garden, Halloween, Thanksgiving and Christmas, with tons of pictures to look at which your company doesn't do.
- We created a second website that answers many of the questions mobile home residents will have, to

provide transparency so they can make informed decisions.

- We loan tools, ladders, garden equipment etc. for those who need to do repairs on their homes.
- We fix siding and skirting for our Neighbors who own their homes.
- We even put two bottles of water on the trash can every Monday for our "Trash Heroes".
- We fight to keep our Community beautiful, and our Neighbors treated with respect.
- And we did it, and continue to do it with my own money, no membership fees and no donations. Because you wouldn't allow me to pass out my newsletter within the park because I would be accused of trespassing and resident annoyance, that costs me \$220 every time I need to do a mailing. Because of your power move with the Cease and Desist Order, if I take donations you accuse me of running a business in the park. Don't you see anything wrong here? Can't you even see the wrong your vice presidents and park management did and the laws they broke, or is this just typical culture on Sun Communities part? I think we both know the answer.

Your residents are afraid to complain about issues that are important to them because they feel if you'll treat Mr. Mike's Neighborhood in this fashion, you'll have no problems treating them the same. And the fact is, you forgot who your customer is. It's not your investors, it's your residents. Without us you would not have a business to pay your salaries and your investors. Unfortunately your company will never treat us as "people" but only as "rent".

What we both know is if Mother Theresa was running Mr. Mike's Neighborhood, your Vice Presidents would treat her in exactly the same manner. Because you don't want to set a precedent that any of your communities can have the opportunity to do what we do, take care of the Neighbors you refuse to take care of.

My second complaint is the way Joel Shekell is managing our community. When Marco Spadoni was managing our Community, he at least wanted to make our park beautiful. He was in the process of paving our roads in a four year project. Once Joel took over, he stopped it all. For three years he refused to fix the potholes, the crushed curbs from the tractors that install and remove the homes, and invest any money to provide our Neighbors with a quality living environment. In fact, in three years, other than removing and replacing homes with new ones, here is the only money Joel has spent to improve the quality of our Community: - he hired a company to spray the weeds in between the curbs. What he didn't do was remove the dead weeds. So now we have curbs with dead weeds. He put money into a Playground that hardly anyone uses. So in three years this is all he's done. He must be getting paid a bonus for every dollar he doesn't spend. Yet we still get 6% rent increases with the statement, "we are increasing your rent so we can provide you more and better services." Where are these services Mr. McClane?

The rule in Michigan that requires mobile home park owners to fix and maintain their internal streets is Michigan Administrative Code R 125.1101 et seq., specifically related to the general rules of the Michigan Mobile Home Commission as authorized by the Mobile Home Commission Act (MCL 125.2301 et seq.).

"The owner or operator of any mobile home park shall be responsible for all street construction and street maintenance within the confines of the mobile home park; shall be responsible for all snow removal within the confines of the mobile home park; and shall be responsible for picking up trash and garbage within the confines of the mobile home park." The purpose of these rules is to ensure traffic

safety and proper circulation within the park. Residents can report violations to the Michigan Department of Licensing and Regulatory Affairs (LARA) or pursue action on their own behalf for a violation of the act or rules.” Based on what Joel Shekell is doing to our Community, you can read my article, **“Is Sun Communities Looked at as a Slum Lord.”**

Since Lafayette Place Mobile Home Park can’t get any help from Sun Communities, I’ll continue to send letters to the Attorney General, the Licensing and Regulatory Affairs Department and the Warren City Commission to see if they will help us. And I’ll continue to act as an Advocate for our mobile home Neighbors to provide transparency so that they can navigate through mobile home living at Lafayette Place under your regime.

Next year our Social Security payments will increase by 2.6%. Sun Communities is raising our rent by 6%. Numbers show that as long as you keep raising rents at this rate, within 7 years I’ll be paying \$1000 per month for a slab to place my home on with no amenities. Maybe it’s time for you to stop using the word “affordable” and “community” to attract Neighbors into our Park, because we have residents paying \$1500 per month to live in this Park already. Senate bills 486-492 work to cap rent increase to 2.5%. These have obviously been stalled until our Legislature realizes it’s time to regulate mobile home park owners so their not taking advantage of the Neighbors. I’ve been communicating with Senator Camilleri to see how I can help move these bills forward to protect my Neighbors from you bilking us for more money without reinvesting it to make Lafayette Place a quality park instead of a 3rd world country.

Here’s some more math. With Sun Communities raising rents averaging \$1200 per month at 6% per year for 235 active homes, that equates to around \$203,000 per year, x 3 years, that equates to over \$609,000 in rent increase money alone. Imagine how much Joel Shekell could have done to enhance our Community just by using a little bit of the increases?

Joel is going to be hiring a new Park Manager for our Community. What will he be directing this individual on how to treat Mike Whitty and Mr. Mike’s Neighborhood? Will it be another carryover from the previous Management? Another wedge? When I was President of Michael Learning Group for over 30 years, I was responsible for the actions of my Management team. I hope you are also?

I don’t expect anything to be done from this letter. I believe that your culture is cut in stone with no wiggle room. But before you totally blow me off like your Vice President and Park Management have done, please visit my website’s, mrmikesneighborhood.org and mobilehomerresident.com so you can see what a great job we do for the Neighbors who pay your bills, and for mobile home residents everywhere who want to have a great experience in a mobile home park. And don’t forget to read your reviews. We actually promote living at Lafayette Place more then your Vice Presidents and Park Management. You would think it would be appreciated, but nooooooooo!!!!!!!!!!!!!!!!!!!!

Mr. McLaren, you can respond to, and treat me the same way your Vice Presidents and Park Managers do. But as the Director of Mr. Mike’s Neighborhood, and many of our Neighbors who rely on our services, I hope you know I can’t just sit back and let your company treat me in this manner without fighting for our right to be treated with respect for what we do.

So, I need you to answer this question before I end:

“What is it about Mike Whitty and Mr. Mike’s Neighborhood that you don’t like and won’t support, and why was it important for Sun Communities, it’s Vice Presidents and it’s Park Management to collude in how to treat me with such disdain?” If you can answer this for me, it will be greatly appreciated.

Mr. McLaren, I’m 76 years old and not a bad guy if you got to know me. Otherwise, why would I spend so much of my time and money doing something so humanitarian to a company you Head that treats me the way you do? You probably can’t understand what it’s like to love a community so much that you’re willing to spend the rest of your life giving of yourself to it, without expecting anything in return. Because your company wouldn’t allow that kind of sentiment in your corporate structure.

Here’s the reason why I do this:

I’ve been successful with just about everything I’ve touched in my life. I’m here because my mother, who lived here for over 30 years needed me. But many of the decisions I made in my success came from being pretty selfish. So, when I decided I wanted to live out the rest of my life here, I did the most selfless thing I’ve ever done. I made a commitment, a promise to help my Neighbors by starting my Association, and try to help them experience a better quality of life.

Your company treats us as nothing but rent, thus Mr. Mike’s Neighborhood. We treat our Neighbors as valuable assets to our Community. But what you should know is that many of us consider this as our **HOME**. It’s not just a slab of concrete to put my home on, it’s the place where many of us will die. I know that’s not your concern cause you’ll replace us in a minute and charge us after we die, just like Sun Communities did to my mother. But being we look at this as our **HOME**, I hope you can understand that we look at Lafayette Place differently then you. You don’t have to live here so you’re immune to the feelings of those of us who are home owners, who get no support from Park Management or Sun Communities, and need to keep living under your 6% rent increases. And you don’t have to live in a dirty park with tons of potholes, crumbling curbs, glass and gravel in the streets, and lines and number that many are unreadable. It’s an embarrassment.

But yet, I am stressed every day with the number of calls I get from my Neighbors who complain about your company and Park Management. Our latest, two weeks ago from Eviction Court, I had one person call me from the courthouse, and one stopped by my home after court to complain about the way they were treated by our Office Manager. And with everything, and I mean everything I do for your Park, if you can’t imagine the mental and physical toll it takes on me, when I also have to fight with your Park Managers and Vice Presidents, I think I deserve a little damn respect and appreciation, don’t you? Maybe you should ask your Vice President’s why it was important for them to handle myself and my Association this way?

So to summarize:

- I need to know what it is about what Mr. Mike’s Neighborhood that Sun Communities cannot support?

- And what will Joel Shekell be telling the new Park Manager on how to handle the Mike Whitty and Mr. Mike’s Neighborhood situation?

I have the right to be informed in advance so I can prepare for how to respond to them in return. If you

won't help me, I'll continue to find someone who will.

Mr. McLaren, this letter should have never had to come to you. But you need to remember that your Company created this mess. If Sun Communities had a moral code and a conscience, you would have seen what a great gift Mr. Mike's Neighborhood was giving to one of your properties, and applauded the efforts. But instead, your people decided that wasn't the right way to go for your company. I don't know how much higher up the ladder I can go with this, so I hope you understand my position and try to help me so I can continue to support my Neighbors, your residents.

If only the gatekeeper will be reading this, thank you for taking the time. I hope you can at least appreciate my predicament.

Mike Whitty, Director
Mr. Mike's Neighborhood

Ps: I always thought you missed a great marketing opportunity with Mr. Mike's Neighborhood that would have given you a greater market share ahead of every other mobile home park owner who also care nothing about it's residents. But you guys aren't real comfortable with change so it wouldn't make a difference.